EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
December 12, 2023
7:00 P.M.

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

Call to Order

1. **Roll Call** ____ Daley _____ Draskovich _____ Crooks _____ Little _____ Mueller
2. **Welcome**
3. **Pledge of Allegiance**

Consent Agenda *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Approve Minutes from the November 14, 2023 Planning Commission Meeting.

Regular Agenda

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

Business Requiring Action

New Business

6. **PP2023-0100: PRELIMINARY PLAT APPLICATION FOR JOHNSON COUNTY COMMUNITY COLLEGE LOCATED NORTHEAST OF THE INTERSECTION OF MONTROSE STREET AND W. 191ST STREET.**

    a. Public Hearing for PP2023-0100
    b. Consideration of PP2023-0100

7. **<u>FP2023-0016:</u> FINAL PLAT APPLICATION FOR JOHNSON COUNTY COMMUNITY COLLEGE LOCATED NORTHEAST OF THE INTERSECTION OF MONTROSE STREET AND W. 191ST STREET.**

    a. Consideration of FP2023-0016

8. **<u>FSP2023-0100:</u> FINAL SITE PLAN APPLICATION FOR JOHNSON COUNTY COMMUNITY COLLEGE LOCATED NORTHEAST OF THE INTERSECTION OF MONTROSE STREET AND W. 191ST STREET.**

    a. Public Hearing for FSP2023-0100
    b. Consideration of FSP2023-0100

9. **Future Meeting Reminders**

    - January 9, 2024 at 7:00 PM – Regular Session
    - February 13, 2024 at 7:00 – Regular Session
    - March 12, 2024 at 7:00 – Regular Session

10. **Announcements**

    - Planning Commission Chair Announcements
    - Development Services Director Announcements

11. **Adjourn**

PLANNING COMMISSION
November 14, 2023 Minutes

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on November 14, 2023. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

1. **ROLL CALL**

Jeremy Little	present
Charlie Crooks	present
Adam Draskovich	absent
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk
Ann Myles, Customer Service Representative II

2. **WELCOME** Chairperson Daly welcomed all in attendance to the meeting.

3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Approve Minutes from the October 10, 2023 Planning Commission Meeting.

Commissioner Crooks moved to approve the Consent Agenda. The motion was seconded by Commissioner Litte. The Consent Agenda was approved, 3-0.

REGULAR AGENDA

5. **DECLARATION**

Chairperson Daley asked the Commissioners to declare any correspondence they have received or communication they have had regarding the matters on the agenda. If they have received correspondence or have had any communication, he asked if it may influence their ability to impartially consider the agenda items.

The Commissioners did not have anything to declare at this time.

BUSINESS REQUIRING ACTION

NEW BUSINESS

DRAFT

6. **<u>UDCA2023-03:</u> AMENDMENTS TO ARTICLE 3 (AGRICULTURAL & RESIDENCE ZONING DISTRICTS), ARTICLE 4 (COMMERCIAL ZONING DISTRICTS), ARTICLE 5 (INDUSTRIAL ZONING DISTRICTS), ARTICLE 7 (CONDITIONAL USES), AND ARTICLE 12 (SIGN REGULATIONS)**

Chairperson Daley opened the public hearing. There were no comments made at this time. Commissioner Crooks moved to close the public hearing. The motion was seconded by Commissioner Mueller. The public hearing was closed, 3-0.

Mr. Zachary Moore, Development Services Director, addressed the Commission. He stated City staff are proposing updates to five (5) articles of the Unified Development Code (UDC), all zoning district articles, the Conditional Use article and the Sign Regulation article. He explained that during a recent development review application, staff identified that the UDC did not list churches or places of worship as a permitted use, either by right or Conditional Use in many districts. This is problematic because of a 2000 law called the Religious Land Use and Institutionalized Persons Act (RLUIPA). This law protects individuals, houses of worship, and other religious institutions from discrimination in zoning and landmarking laws. RLUIPA requires religious assemblies and institutions to be treated at least as well as nonreligious assemblies and institutions like schools and concert halls. Mr. Moore said that most cities have allowed churches or other places of worship in many, if not all, zoning districts, either by right or as a conditional use. City staff recommends allowing churches and places of worship in all residential districts, Downtown Commercial, C-D, General Commercial, C-1, General Industrial, I-G, and Heavy Industrial, I-H. In Heavy Service Commercial, C-2, Highway Service Commercial, C-3, Business Park, B-P, and Logistics Park, L-P, zoning districts, churches and places of worship, as well as other assembly uses are proposed as conditional uses. Planned Unit Development, PUD, was not included as those uses are determined at the time of conceptual plan and can encompass any use when applied for.

Commissioner Crooks stated a lot of churches like to hold services in a park at some point during the year and asked if that created a conflict with the zoning of the park. Mr. Moore replied that the City does not currently have a zoning district for parks and those services would be more of a special use and not create a zoning issue.

Daley stated he does not believe anyone will oppose those changes.

Mr. Moore stated that Article 12, Sign Regulations, also has proposed amendments. Currently, there are no allowances for wall signs for institutional uses in residential zoning districts. City staff is also proposing allowing parcels zoned C-D to have a wall sign on a façade that does not face public right-of-way in lieu of on a wall that does.

Chairperson Daley asked if the wall signs could be reviewed on a case-by-case basis. Mr. Moore replied it is difficult to review wall signs on a case-by-case basis and it is best to have regulations set firm so applicants know what kind and how many signs can be placed.

Commissioner Crooks inquired about the size of signs for churches. Mr. Moore answered that the current allowed sign is a 36 square foot monument sign. He stated that the regulations for commercial zoning designations or the Commission can create a different size.

DRAFT

Commissioner Crooks asked where the signs would be. Mr. Moore replied that a wall sign is attached to the building's façade.

Chairperson Daley stated he believes that the signs should not be illuminated in the downtown area. Mr. Moore stated signs may not be allowed to be illuminated, but the UDC will specify clearly.

Chairperson Daley said it would be best to have a wall sign be sized by the building façade, that way if the building is large, then the sign face would be larger. Mr. Moore explained that is how the UDC reads for other zoning designations and the new section can match it.

Ms. Shaunacee Wilkinson, 105 E McDonald, asked if a sign can project from the wall. Mr. Moore replied that is called a projecting sign and is not included in the staff's recommendation, but the Commission can include that if they want. Chairperson Daley inquired if a projecting sign has light. Mr. Moore answered that it might, depending on what is applied for. He added projecting signs are more typical on a downtown building and not on a thoroughfare and are currently allowed in the downtown area. Chairperson Daley asked if a projecting sign is permanent or temporary. Mr. Moore replied that a projecting sign would require a permit and is a permanent sign.

Chairperson Daley said he does not see a problem of adding a non-street facing façade wall sign clause but does see an issue with the illumination of the sign. Mr. Moore stated that the limitation of non-illuminated signs will be included.

Commissioner Mueller moved to recommend for approval of the proposed amendments for Articles 3, 4, 5, 7, and 12 to the Governing Body. Commissioner Little second the motion. The amendments were recommended for approval, 3-0.

7. FUTURE MEETING REMINDERS

Chairperson Daley stated that the next regular sessions are scheduled for December 12, 2023; January 9, 2024; and February 13, 2024.

8. ANNOUNCEMENTS

Councilmember Little stated he will not be in attendance for the December meeting.

9. ADJOURN

Commissioner Crooks moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 7:16 PM, 3-0.

DRAFT

JCCC CDL TRAINING FACILITY

Application PP2023-0100
Northeast of the intersection of W. 191st Street and Montrose Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Preliminary Plat located northeast of the intersection of W. 191st Street and Montrose Street.

Owner and Applicant
Tom Hall, Agent of Johnson County Community College

Existing Zoning and Land Use
The property was rezoned to City of Edgerton L-P (Logistics Park) District on September 9, 2021 (Ord. 2095 and 2096). The property is currently vacant.

Parcel Size
10.05 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

1. *Proposal*

This Preliminary Plat request is being made in preparation for the development of a Commercial Driver's License (CDL) training facility. The proposed plat is combining two (2) parcels into one (1) lot for development in the L-P (Logistics Park) District, containing 10.05 acres with approximately 1.97 acres being dedicated as a drainage easement. Other development requirements and details of proposed improvements are provided with Final Site Plan Application FS2023-0100 and Final Plat Application FP2023-0016, which are included on the December 12, 2023 agenda. A Preliminary Plat is required prior to approval of a Final Plat and commencement of any improvements to the property per Section 13.3.B of the Unified Development Code (UDC).

2. *Subject Site History*

The 10.05-acre subject property was annexed on June 10, 2021 (Ordinance 2081) and was rezoned to the L-P (Logistics Park) District on September 9, 2021 (Ordinance 2095). These parcels were created when the northern portions of each parcel were platted as part of the JB Hunt expansion which was approved by the Governing Body on September 22, 2022 (FP2021-04). The subject property remains unplatted and no development applications have been submitted for the property previously.

FINAL PLAT REVIEW

City staff has reviewed the Preliminary Plat submittal for compliance with the requirements in Section 13.3.C of Article 13 of the Edgerton UDC. The Preliminary Plat proposes combining two (2) parcels into one (1) lot. As part of the one (1) lot, a stormwater detention area is shown as an easement on the proposed plat. There are wetlands on the subject property, and the property owner has received approval from the Army Corps of Engineers to fill those wetlands. Staff's review of the Preliminary Plat identified the following revisions that must be made to the Preliminary Plat prior to certification by the Zoning Administrator, which are listed below, and are included as stipulations of staff's recommendation.

a. The Stormwater Management Plan must be approved by the City Engineer.
b. The lot information table must show the setbacks, lot area, and the building envelope.
c. The correct name of the current Secretary of the Planning Commission must be added to the signature block.
d. The name of the signee on behalf of Johnson County Community College must be added to the signature block.
e. The legal description must contain the surveyor's information who prepared it along with the date of preparation.
f. The Preliminary Plat must be signed and sealed.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project and the project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FP2023-0016	10/24/2023
1	001 Preliminary Plat	11/28/2023

STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application PP2023-0100** *JCCC CDL Training Facility*, subject to the following stipulations:

2. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.

3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.

4. Prior to certification of the Preliminary Plat, the following must occur:
   a. The Stormwater Management Plan must be approved by the City Engineer.
   b. The lot information table must show the setbacks, lot area, and the building envelope.
   c. The correct name of the current Secretary of the Planning Commission must be added to the signature block.
   d. The name of the signee on behalf of Johnson County Community College must be added to the signature block.
   e. The legal description must contain the surveyor's information who prepared it along with the date of preparation.
   f. The Preliminary Plat must be signed and sealed.

Note: For application PP2023-0100 the Planning Commission will be the approving authority for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat (FP2023-0016) will be presented to the Governing Body on January 11, 2024.

EDGERTON
global routes. local roots.

Preliminary Plat Application

☑ INITIAL SUBMISSION ☐ RE-REVIEW

NAME OF PROPOSED SUBDIVISION: JCCC CDL Training Facility

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30332-30534 W. 191st St, Edgerton, KS 66030

LEGAL DESCRIPTION: PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Commercial

TOTAL AREA: 9.14 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: --- Sq. Ft.

DEVELOPER'S NAME(S): Tom Hall (JCCC) PHONE: 913.469.8500

COMPANY: Johnson County Community College FAX:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

PROPERTY OWNER'S NAME(S): Tom Hall (JCCC) PHONE: 913.469.8500

COMPANY: Johnson County Community College FAX:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

ENGINEER'S NAME(S): Brenton Sells PHONE: 816.283.3456

COMPANY: Taliaferro & Browne, Inc. FAX:

MAILING ADDRESS: 1020 E. 8th Street, Kansas City, MO 64106
Street City State Zip

SIGNATURE OF OWNER OR AGENT: Tom Hall Digitally signed by Tom Hall DN: C=US, E=thall44@jccc.edu, O=Johnson County Community College, OU=JCCC Representative, CN=Tom Hall Reason: I am approving this document Date: 2023.10.24 10:14:55-05'00'

If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Application No.: Application Fee Paid: $ Date Fee Paid: Receipt #

Codes: PREPLAT or PUBLISH Publication Fee Paid: $ Date Fee Paid: Receipt #

Received By:

PRELIMINARY PLAT OF
JCCC CDL TRAINING FACILITY
PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E
A SUBDIVISION IN EDGERTON, JOHNSON COUNTY, KANSAS

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "JCCC CDL TRAINING FACILITY".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES PLACES, ROADS, DRIVES, LANES, PARKWAY, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATIONS SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" (UE) OR "DRAINAGE EASEMENT" (DE) IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO SUE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OF, INTERFERE WITH THE USE/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____DAY OF _____2023.

_____
DAVID HAMBY, CITY ENGINEER

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____DAY OF _____2023.

_____ _____
DONALD ROBERTS, MAYOR ALEXANDRIA CLOWER, CITY CLERK

APPROVED BY THE ZONING ADMINISTRATOR ON THE _____DAY OF _____2023.

_____
ZACHARY MOORE, ZONING ADMINISTRATOR

EXECUTION:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF_____.

JOHNSON COUNTY COMMUNITY COLLEGE, A COMMUNITY COLLEGE
ITS PRESIDENT

_____
JOHNSON COUNTY COMMUNITY COLLEGE

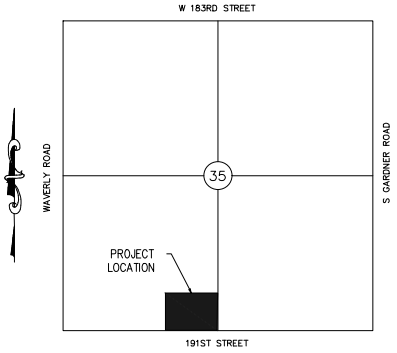
STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE_____ OF JOHNSON COUNTY COMMUNITY COLLEGE, A COMMUNITY COLLEGE AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID JOHNSON COUNTY COMMUNITY COLLEGE, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



VICINITY MAP
SEC 35 - TWP 14S - RNG 22E
NOT TO SCALE

PROPOSED ZONING:
L-P LOGISTICS PARK DISTRICT

OWNER:
JOHNSON COUNTY COMMUNITY COLLEGE
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210

JCCC CDL DRIVING TRAINING CENTER
30752 WEST 191ST STREET
EDGERTON, KS 66030

RECORD SOURCE DESCRIPTION: (PER TITLE COMMITMENT)

TRACT I:

ALL OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

EXCEPT THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2-INCH ALUMINUM CAP STAMPED "JOHNSON COUNTY SECTION CORNER" FOUND IN CONCRETE AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 02 DEGREES 14 MINUTES 42 SECONDS WEST 665.01 FEET TO A NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 FROM WHICH A FOUND 1/2-INCH REBAR BEARS SOUTH 01 DEGREES 23 MINUTES 12 SECONDS WEST 5.05 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 329.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 328.69 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 02 DEGREES 12 MINUTES 26 SECONDS WEST 664.65 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 88 DEGREES 30 MINUTES 28 SECONDS EAST 328.50 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 02 DEGREES 13 MINUTES 24 SECONDS EAST 665.27 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

TRACT II:

ALL OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

EXCEPT THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2-INCH ALUMINUM CAP STAMPED "JOHNSON COUNTY SECTION CORNER" FOUND IN CONCRETE AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 02 DEGREES 14 MINUTES 42 SECONDS WEST 665.01 FEET TO A NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 AND THE POINT OF BEGINNING, FROM WHICH A FOUND 1/2-INCH REBAR BEARS SOUTH 01 DEGREES 23 MINUTES 12 SECONDS WEST 5.05 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 329.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 02 DEGREES 12 MINUTES 26 SECONDS WEST 665.27 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 88 DEGREES 30 MINUTES 28 SECONDS EAST 328.74 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), FROM WHICH A FOUND 5/8-INCH REBAR WITH CAP MARKED "BARTLETT & WES CLS74" BEARS NORTH 05 DEGREES 03 MINUTES 26 SECONDS WEST 9.76 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 42 SECONDS EAST 665.88 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

CONSOLIDATED BOUNDARY DESCRIPTION:

ALL THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE S88°36'55"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 658.53 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N02°10'18"W, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 664.77 FEET TO THE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N88°34'54"E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 657.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S02°15'18"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 665.55 FEET TO THE POINT OF BEGINNING, CONTAINING 10.047 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THE 29TH DAY OF SEPTEMBER 2023, THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A 74-7037.

FOR REVIEW

DATE OF PLAT OR MAP: SEPTEMBER 2023

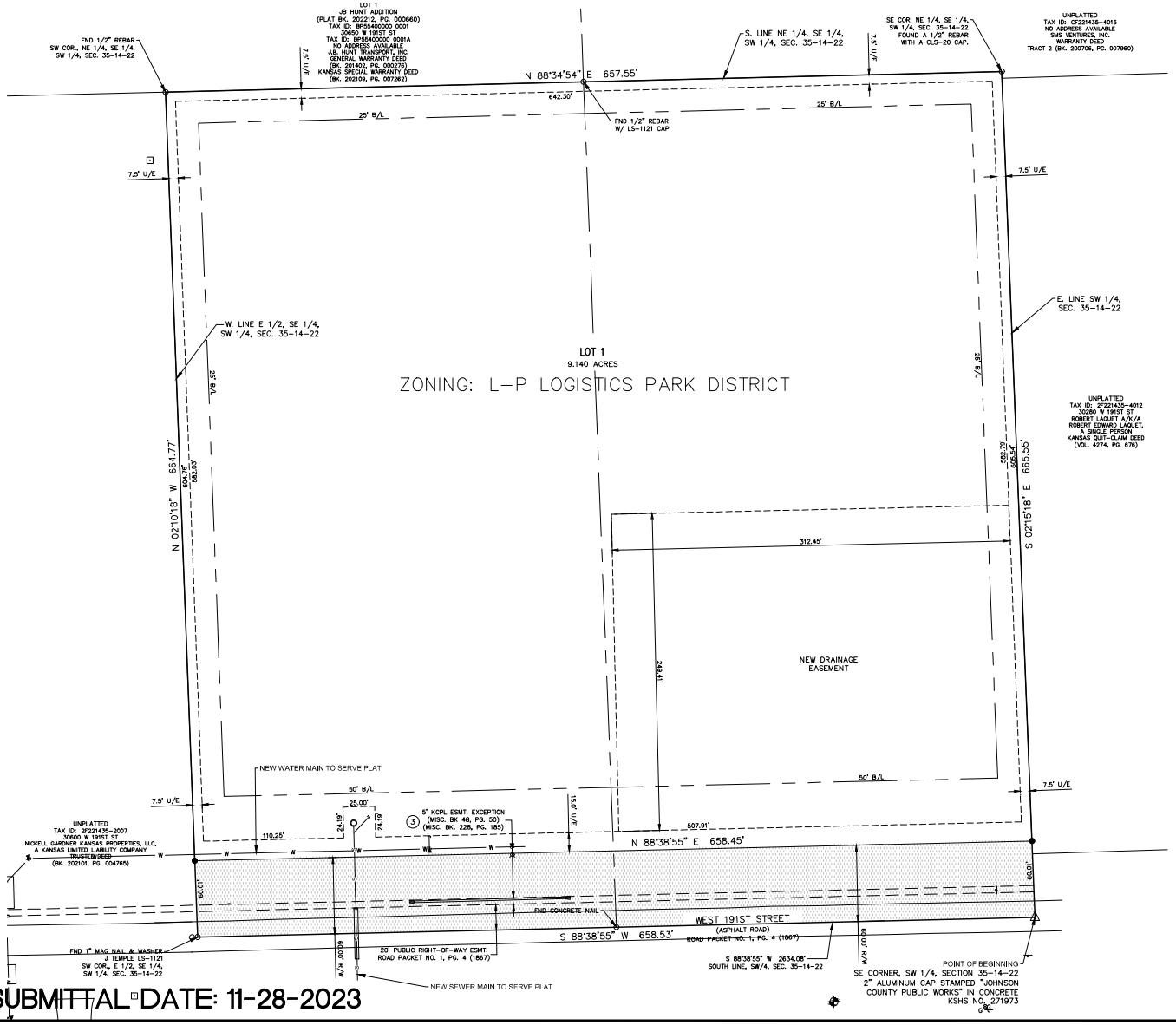
RICKY E. GARD KS. L.S. No. 1617

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 9th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 11-28-2023

PRELIMINARY PLAT OF
JCCC CDL TRAINING FACILITY
A SUBDIVISION IN EDGERTON, JOHNSON COUNTY, KANSAS
PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E

EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
W. 191TH STREET	ESMT. ROAD PACKET NO. 1, PG. 4	1867



SUBMITTAL DATE: 11-28-2023

HORIZONTAL AND VERTICAL DATUM:
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/HARN) (NAVD 1988) CAF: 0.999946694

1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0,0

NGS-BULL

NORTHING: 183103.52 GRID (METERS)	183113.28 GROUND (U.S. SURVEY FEET)
EASTING: 2193385.91 GRID (METERS)	2193502.83 GROUND (U.S. SURVEY FEET)
ELEV = 297.87	ELEV = 977.27

TITLE COMMITMENT:
STEWART TITLE GUARANTY COMPANY
FILE NO.: 1926803-2
COMMITMENT DATE: OCTOER 4, 2023 AT 8:00 AM

SCHEDULE B ITEMS:
1-2. (NOT A SURVEY ITEM)

3. EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 12/15/1950 AS DOCUMENT NO. 412363 IN MISC. BOOK 48 AT PAGE 50. AS AFFECTED BY PARTIAL DISCLAIMER, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 12/28/1971 AS DOCUMENT NO. 899877 IN MISC. BOOK 228 AT PAGE 185. (AFFECTS SURVEYED PARCEL AND IS PLOTTED AND SHOWN, EASEMENT IS BLANKET ACROSS THE ENTIRE PARCEL EXCEPT THE 5 FOOT WIDE STRIP OF LAND LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET)

4. (NOT A SURVEY ITEM)

SURVEYOR NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM STEWART TITLE GUARANTY COMPANY FILE NO.: 1926803-2, COMMITMENT DATE: OCOTBER 4, 2023 AT 8:00 AM.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN THE ABOVE STATED TITLE COMMITMENT.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/HARN) (NAVD 1988).

5. THIS PLAT IS BASED UPON KAW VALLEY ENGINEERING SURVEY, PROJECT NO. C23_1654, DATED MARCH 23, 2023. FIELD VERIFIED BY TALIAFERRO & BROWNE SEPTEMBER 29, 2023.

6. ACCURACY STANDARD: TYPE URBAN

PREPARED FOR:
JOHNSON COUNTY COMMUNITY COLLEGE
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210

CLOSURE CALCULATIONS:
PERIMETER: 2,646.40' AREA: 437,657.18 SQ. FT.
ERROR CLOSURE: 0.003 COURSE: N26° 45' 29"W
ERROR NORTH: 0.003 EAST: -0.001
PRECISION 1: 882,133

FLOOD PLAIN NOTE:
THE SURVEYED PARCEL LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBERS 20091C0119G & 20091C0120G, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

LOT INFORMATION				
LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	398,148 S.F. 9.140 ACRES	AS SHOWN	AS SHOWN	AS SHOWN
ROW	39,509 S.F. 0.907 ACRES			

LEGEND:
- BENCHMARK
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- (3) SCHEDULE B IDENTIFIER
- NEW RIGHT-OF-WAY DEDICATED BY THIS PLAT.

0 20 40 80
SCALE: 1" = 40'

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THE 29TH DAY OF SEPTEMBER 2023, THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A 74-7037.

DATE OF PLAT OR MAP: SEPTEMBER 2023

FOR REVIEW
RICKY E. GARD KS. L.S. No. 1617

JCCC CDL DRIVING TRAINING
CENTER 30752 WEST 191ST
STREET EDGERTON, KS 66030

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 9th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

JCCC CDL TRAINING FACILITY

Application FP2023-0016
Northeast of the intersection of W. 191st Street and Montrose Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat located northeast of the intersection of W. 191st Street and Montrose Street.

Owner and Applicant
Tom Hall, Agent of Johnson County Community College

Existing Zoning and Land Use
The property was rezoned to City of Edgerton L-P (Logistics Park) District on September 9, 2021 (Ord. 2095 and 2096). The property is currently vacant.

Parcel Size
10.05 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

1. *Proposal*

This Final Plat request is being made in preparation for the development of a Commercial Driver's License (CDL) training facility. The proposed plat is combining two (2) parcels into one (1) lot for development in the L-P (Logistics Park) District, containing 10.05 acres with approximately 1.97 acres being dedicated as a drainage easement. Other development requirements and details of proposed improvements will be provided in Final Site Plan Application FS2023-0100, which is included on the December 12, 2023 agenda. A Final Plat is required prior to commencement of any improvements to the property per Section 13.3.F of the Unified Development Code (UDC).

2. *Subject Site History*

The 10.05-acre subject property was annexed on June 10, 2021 (Ordinance 2081) and was rezoned to the L-P (Logistics Park) District on September 9, 2021 (Ordinance 2095). These parcels were created when the northern portions of each parcel were platted as part of the JB Hunt expansion which was approved by the Governing Body on September 22, 2022 (FP2021-04). The subject property remains unplatted and no development applications have been submitted for the property previously.

FINAL PLAT REVIEW

City staff has reviewed the Final Plat submittal for compliance with the requirements in Section 13.3.G of Article 13 of the Edgerton UDC. The document proposes combining two (2) parcels into one (1). As part of the one (1) lot, a stormwater detention area is shown to capture all the stormwater created by the development. The detention area is shown as an easement on the final plat. There are wetlands on the subject property, and the property owner has received approval from the Army Corps of Engineers to fill those wetlands. If any additional utilities are needed for the site, additional easements may be required. The applicant will need to ensure that the provided document meets the requirements for Johnson County Subdivision Plat recording, and upon approval of the Governing Body, the applicant will need to submit a signed and sealed copy of the plat to be recorded. Staff's review of the Final Plat identified the following revisions that must be made to the plat prior to recording, which are listed below, and are included as stipulations of staff's recommendation.

A. The legal description must be revised to contain the surveyor's information and the date the legal description was prepared.
B. The signature block of the property owner must be updated to include the name of the signee on behalf of Johnson County Community College.
C. The signature block for the Planning Commission must be revised to remove the City Engineer from the block, add the Planning Commission Chair, and the correct name of the Secretary needs to be added.
D. Section corner reports must be provided.
E. The lot information table must be revised to include the setbacks and building envelope.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project and the project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FP2023-0016	10/24/2023
1	Final Plat	11/28/2023

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FP2023-0016** *JCCC CDL Training Facility*, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.

2. The applicant must meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.

3. Prior to issuance of a building permit, the following must occur:
   a. The Stormwater Management Plan must be approved by the City Engineer.
   b. The lot information table must show the setbacks, lot area, and the building envelope.
   c. The City Engineer must be removed from the signing block, the Planning Commission Chair added, and the Secretary's name revised to the current Secretary. .
   d. The name of the signee on behalf of Johnson County Community College must be added to the signature block.
   e. Section corner reports must be provided.

Note: For application FP2023-0016 the Planning Commission will be the approving authority for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on January 11, 2024.

EDGERTON
global routes. local roots.

Final Plat Application

■ INITIAL SUBMISSION ☐ RE-REVIEW

NAME OF PROPOSED SUBDIVISION: JCCC CDL Training Facility

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30332-30534 W. 191st St, Edgerton, KS 66030

LEGAL DESCRIPTION: PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Commercial

TOTAL AREA: 9.14 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: --- Sq. Ft.

DEVELOPER'S NAME(S): Tom Hall (JCCC) PHONE: 913.469.8500

COMPANY: Johnson County Community College FAX:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

PROPERTY OWNER'S NAME(S): Tom Hall (JCCC) PHONE: 913.469.8500

COMPANY: Johnson County Community College FAX:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

ENGINEER'S NAME(S): Brenton Sells PHONE: 816.283.3456

COMPANY: Taliaferro & Browne, Inc. FAX:

MAILING ADDRESS: 1020 E. 8th Street, Kansas City, MO 64106
Street City State Zip

SIGNATURE OF OWNER OR AGENT: Tom Hall

Digitally signed by Tom Hall
DN: C=US, E=thall44@jccc.edu, O=Johnson County Community College, OU=JCCC Representative, CN=Tom Hall
Reason: I am approving this document
Date: 2023.10.24 10:15:29-05'00'

If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Application No.: _____ Application Fee Paid: $ _____ Date Fee Paid: _____ Receipt # _____

Cashier Code: FINALPLAT Received By: _____

FINAL PLAT OF
JCCC CDL TRAINING FACILITY
PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E
A SUBDIVISION IN EDGERTON, JOHNSON COUNTY, KANSAS

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "JCCC CDL TRAINING FACILITY".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES PLACES, ROADS, DRIVES, LANES, PARKWAY, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OF CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATIONS SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" (UE) OR "DRAINAGE EASEMENT" (DE) IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO SUE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OF, INTERFERE WITH THE USE/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____DAY OF _____2023.

_____ _____
DAVID HAMBY, CITY ENGINEER JEREMY LITTLE, SECRETARY

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____DAY OF _____2023.

_____ _____
DONALD ROBERTS, MAYOR ALEXANDRIA CLOWER, CITY CLERK

APPROVED BY THE ZONING ADMINISTRATOR ON THE _____DAY OF _____2023.

_____
ZACHARY MOORE, ZONING ADMINISTRATOR

EXECUTION:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF_____.

JOHNSON COUNTY COMMUNITY COLLEGE, A COMMUNITY COLLEGE
ITS PRESIDENT

_____
JOHNSON COUNTY COMMUNITY COLLEGE

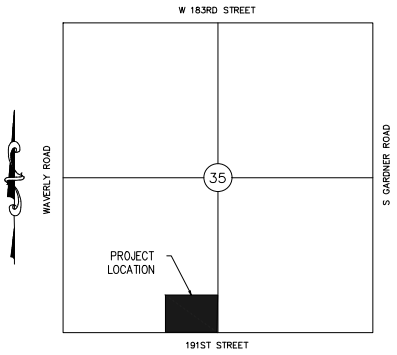
STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE_____ OF JOHNSON COUNTY COMMUNITY COLLEGE, A COMMUNITY COLLEGE AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID JOHNSON COUNTY COMMUNITY COLLEGE, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



VICINITY MAP
SEC 35 - TWP 14S - RNG 22E
NOT TO SCALE

OWNER:

JOHNSON COUNTY COMMUNITY COLLEGE
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210

JCCC CDL DRIVING TRAINING CENTER
30752 WEST 191ST STREET
EDGERTON, KS 66030

RECORD SOURCE DESCRIPTION: (PER TITLE COMMITMENT)

TRACT I:

ALL OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

EXCEPT THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2-INCH ALUMINUM CAP STAMPED "JOHNSON COUNTY SECTION CORNER" FOUND IN CONCRETE AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 02 DEGREES 14 MINUTES 42 SECONDS WEST 665.01 FEET TO A NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 FROM WHICH A FOUND 1/2-INCH REBAR BEARS SOUTH 01 DEGREES 23 MINUTES 12 SECONDS WEST 5.05 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 329.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 328.69 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 02 DEGREES 12 MINUTES 26 SECONDS WEST 664.65 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 88 DEGREES 30 MINUTES 28 SECONDS EAST 328.50 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 02 DEGREES 13 MINUTES 24 SECONDS EAST 665.27 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

TRACT II:

ALL OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

EXCEPT THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2-INCH ALUMINUM CAP STAMPED "JOHNSON COUNTY SECTION CORNER" FOUND IN CONCRETE AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 02 DEGREES 14 MINUTES 42 SECONDS WEST 665.01 FEET TO A NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 AND THE POINT OF BEGINNING, FROM WHICH A FOUND 1/2-INCH REBAR BEARS SOUTH 01 DEGREES 23 MINUTES 12 SECONDS WEST 5.05 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST 329.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 02 DEGREES 12 MINUTES 26 SECONDS WEST 665.27 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 88 DEGREES 30 MINUTES 28 SECONDS EAST 328.74 FEET TO A 1/2-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), FROM WHICH A FOUND 5/8-INCH REBAR WITH CAP MARKED "BARTLETT & WES CLS74" BEARS NORTH 05 DEGREES 03 MINUTES 26 SECONDS WEST 9.76 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 42 SECONDS EAST 665.88 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

CONSOLIDATED BOUNDARY DESCRIPTION:

ALL THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE S88°36'55"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 658.53 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N02°10'18"W, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 664.77 FEET TO THE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N88°34'54"E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 657.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S02°15'18"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 665.55 FEET TO THE POINT OF BEGINNING, CONTAINING 10.047 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THE 29TH DAY OF SEPTEMBER 2023, THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A 74-7037.

FOR REVIEW

DATE OF PLAT OR MAP: SEPTEMBER 2023

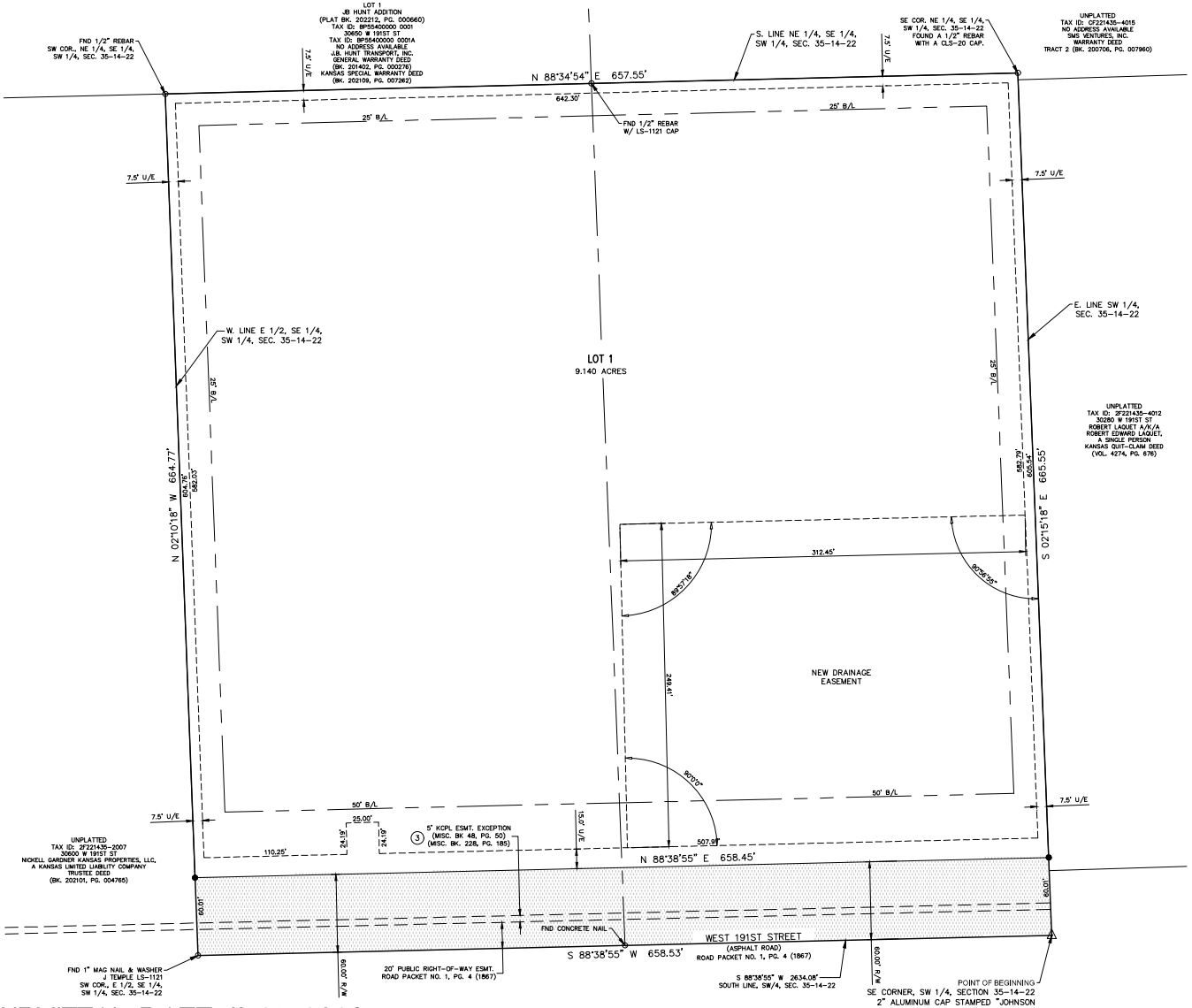
RICKY E. GARD KS. L.S. No. 1617

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 9th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 11-28-2023

FINAL PLAT OF
JCCC CDL TRAINING FACILITY
A SUBDIVISION IN EDGERTON, JOHNSON COUNTY, KANSAS
PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E

EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
W. 191TH STREET	ESMT. ROAD PACKET NO. 1, PG. 4	1867



HORIZONTAL AND VERTICAL DATUM:
UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/HARN) (NAVD 1988) CAF: 0.999946694

1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0,0

NGS-BULL

NORTHING: 183103.52 GRID (METERS)	183113.28 GROUND (U.S. SURVEY FEET)
EASTING: 2193385.91 GRID (METERS)	2193502.83 GROUND (U.S. SURVEY FEET)
ELEV = 297.87	ELEV = 977.27

TITLE COMMITMENT:
STEWART TITLE GUARANTY COMPANY
FILE NO.: 1926803-2
COMMITMENT DATE: OCTOER 4, 2023 AT 8:00 AM

SCHEDULE B ITEMS:
1-2. (NOT A SURVEY ITEM)

3. EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 12/15/1950 AS DOCUMENT NO. 412363 IN MISC. BOOK 48 AT PAGE 50. AS AFFECTED BY PARTIAL DISCLAIMER, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED 12/28/1971 AS DOCUMENT NO. 899877 IN MISC. BOOK 228 AT PAGE 185. (AFFECTS SURVEYED PARCEL AND IS PLOTTED AND SHOWN, EASEMENT IS BLANKET ACROSS THE ENTIRE PARCEL EXCEPT THE 5 FOOT WIDE STRIP OF LAND LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET)

4. (NOT A SURVEY ITEM)

SURVEYOR NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM STEWART TITLE GUARANTY COMPANY FILE NO.: 1926803-2, COMMITMENT DATE: OCOTBER 4, 2023 AT 8:00 AM.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN THE ABOVE STATED TITLE COMMITMENT.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/HARN) (NAVD 1988).

5. THIS PLAT IS BASED UPON KAW VALLEY ENGINEERING SURVEY, PROJECT NO. C23_1654, DATED MARCH 23, 2023. FIELD VERIFIED BY TALIAFERRO & BROWNE SEPTEMBER 29, 2023.

6. ACCURACY STANDARD: TYPE URBAN

PREPARED FOR:
JOHNSON COUNTY COMMUNITY COLLEGE
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210

CLOSURE CALCULATIONS:
PERIMETER: 2,646.40' AREA: 437,657.18 SQ. FT.
ERROR CLOSURE: 0.003 COURSE: N26° 45' 29"W
ERROR NORTH: 0.003 EAST: -0.001
PRECISION 1: 882,133

FLOOD PLAIN NOTE:
THE SURVEYED PARCEL LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBERS 20091C0119G & 20091C0120G, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

LOT INFORMATION

LOT NO.	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	398,148 S.F. 9.140 ACRES	AS SHOWN	AS SHOWN	AS SHOWN
ROW	39,509 S.F. 0.907 ACRES			

LEGEND:
- BENCHMARK
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- (3) SCHEDULE B IDENTIFIER
- NEW RIGHT-OF-WAY DEDICATED BY THIS PLAT.

0 20 40 80
SCALE: 1" = 40'

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THE 29TH DAY OF SEPTEMBER 2023, THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A 74-7037.

DATE OF PLAT OR MAP: SEPTEMBER 2023

FOR REVIEW
RICKY E. GARD KS. L.S. No. 1617

JCCC CDL DRIVING TRAINING
CENTER 30752 WEST 191ST
STREET EDGERTON, KS 66030

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 9th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 11-28-2023

JCCC CDL TRAINING FACILITY

Application FSP2023-0100
Northeast of the intersection of W. 191st Street and Montrose Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan located northeast of the intersection of W. 191st Street and Montrose Street.

Owner and Applicant
Tom Hall, Agent of Johnson County Community College

Existing Zoning and Land Use
The property was rezoned to City of Edgerton L-P (Logistics Park) District on September 9, 2021 (Ord. 2095 and 2096). The property is currently vacant.

Parcel Size
10.05 acres

Staff Report Prepared by
Chris Clinton



BACKGROUND

1. *Proposal*

This Final Site Plan request is being made in preparation for the development of a Commercial Driver's License (CDL) training facility. The facility will be owned and operated by Johnson County Community College (JCCC). This is a permitted use in the L-P District as colleges and trade schools are permitted by right. The applicant is proposing a 3,000 square foot building where training and written testing would take place. Behind the proposed building are testing pads for driving practice and testing. Site Plans are required for development new development per Section 10.1.B of the Unified Development Code (UDC).

2. *Subject Site History*

The 10.05-acre subject property was annexed on June 10, 2021 (Ordinance 2081) and was rezoned to the L-P (Logistics Park) District on September 9, 2021 (Ordinance 2095). These parcels were created when the northern portions of each parcel were platted as part of the JB Hunt expansion which was approved by the Governing Body on September 22, 2022 (FP2021-04). The subject property remains unplatted and no development applications have been submitted for the property previously.

3. *Zoning and Development Requirements*

A. Setback, Yard and Area Regulations

a. Floor Area Ratio (FAR): The maximum FAR allowed in the L-P District is 3:1. The proposed building has a FAR of 0.01:1, which is less than the maximum allowed by the UDC.

a. Building Coverage: The maximum building coverage permitted in the L-P District is 50%. The proposed 3,000 square foot building covers approximately 0.69% of the subject property, which is less than the maximum allowed by the UDC.

b. Setbacks:
   i. Front: The minimum front yard setback in the L-P District is 50 feet. The proposal exceeds the minimum front yard setback requirement by the building being set back approximately 120 feet from the southern property line.
   ii. Side: The minimum side yard setback in the L-P District is 25 feet for side yards adjacent to a residential district when the proposed building is not in excess of 20 feet in height. The proposal exceeds the minimum side yard setback requirements by providing an approximately 179-foot setback to the western property line, and an approximately 414-foot setback to the east property line.
   iii. Rear: The minimum rear yard setback in the L-P District is 25 feet for yards adjacent to a residential district proposed building is not in excess of 20 feet in height. The proposal exceeds the minimum rear yard setback by providing an approximately 428-foot setback to the northern property line.

c. Maximum Building Height: The L-P District has a maximum height allowance of 110 feet. The proposal is compliant with the L-P height requirement, as the proposed building has a maximum height of twenty-five (25) feet.

d. Building Separation: All buildings in the L-P District must have a minimum building separation of 20 feet. The proposal is compliant with this requirement as there is only one building proposed on the parcel and all setbacks exceed twenty (20) feet, as described above.

B. Architectural Design Guidelines

a. Large Expanses: Building façades greater than 100 feet long facing public right-of-way or residential property must break up the façade by using a minimum of three (3) architectural elements provided in UDC, Section 5.2.J.2. Each of the façades of the proposed building are less than 100 feet long, therefore, no architectural elements are required to break up the wall.

b. Building Materials: The proposed building will be a prefabricated metal building that will be clad with brick veneer, stucco, and Vee Rib metal panels. The south façade, which will be the façade that faces the public right-of-way will be mostly brick veneer, glass, and stucco. The brick veneer will cover the entire section to the west of the glass. Stucco will be to the east with brick veneer covering just over three (3) feet above grade. The east and west will be brick veneer covering just over three (3) feet above grade and stucco. The applicant proposes stucco cover 45.22% of the façades, which meets the maximum allowed of 50%. The UDC does not allow the use of stucco within the first eight (8) above grade on a façade that is visible from the public right-of-way or view. The applicant has agreed to reduce the use of stucco in the first eight (8) feet above grade. Revised elevations that meet this requirement are required prior to the certification of the Zoning Administrator. The proposed Vee Rib panels are only located on the north façade, which will not be visible from public right-of-way. The northern façade will also include a three (3) foot brick veneer wainscot.

c. Horizontal Articulation: Walls facing a public right-of-way or residentially zoned property shall not extend for a distance greater than four (4) times the wall's height, without having an off set of 10% of the wall's height (maximum of 5 feet); the new plane shall extend for a distance equal to a minimum of 20% of the maximum length of the first plane. This requirement does not apply to this project as the walls do not span 4 times the wall's height.

d. Vertical Articulation: Walls facing a public right-of-way, or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of 10% of the wall's height (maximum 5 feet). This requirement does not apply to this project as the walls do not span 4 times the wall's height.

e. Color Palette: Buildings in the L-P District are permitted to utilize muted hues, natural and earth tones as the color palette, with use of brighter hues limited to use as an accent color. The building's primary colors will be gray and white, meeting the color requirements of the UDC.

C. Parking and Loading

a. Parking: The applicant is proposing 30 parking stalls for 15 employees. Two (2) of the stalls are proposed for electric vehicle charging stations. Two (2) other stalls are marked as to be Americans with Disability Act (ADA) compliant spots. The UDC requires eight (8) spaces for each classroom and one (1) space for each employee. The proposed building has one (1) classroom proposed. The proposed 30 parking stalls meets the requirement of the minimum 22 parking spaces.

b. Maneuvering: The UDC requires that all maneuvering of vehicles must take place on site or within a mutual access easement. The proposal includes a drive that would branch from 191st Street. The width of the access point is proposed to be 35 feet and will have a gate across the drive, which will be manually opened and closed. The fire department will need to have access to the facility and the ability to unlock the gate as needed for emergency response.

D. Landscaping and Fencing

The subject property is adjacent to public right-of-way to the south (191st Street) and therefore a ten (10) foot wide buffer is required along the south property line. The UDC requires one (1) tree for every 50 feet of right-of-way frontage. The width of the subject property is approximately 658 feet, which would make the minimum number of tree plantings 13. The applicant is proposing a mixture of evergreen and deciduous trees along the right-of-way totaling 16. The proposed number of shrubs along the right-of-way exceeds the required number by the UDC.

The parcels to the east and west of the subject property are zoned for residential uses. The UDC requires a Type 4 buffer long these property lines, which is required to be 20 feet wide and at least six (6) feet in height. The applicant is proposing the buffer meet the width of the buffer as required by the UDC. There are no proposed major changes in elevation along the east and west property lines, therefore the height of the screening will need to be met by the proposed landscaping. The number of plantings of trees and shrubs meets or exceeds the minimum number required by the UDC.

The northern property line is not required to provide a buffer, per the UDC. The applicant is not proposing any landscaping along this property line nor are there any major changes to the grading of the property along this property line. This meets the requirements of the UDC.

While the number of plantings does meet or exceed the requirements of the UDC, the landscape plan is not fully in compliance with the UDC. The UDC limits the amount a single species of tree or plant material can comprise of the cumulative total of planting on a site to 30%. The applicant proposes eulalia grass makes up 36% of the total plantings and blue switch grass makes up 38% of the total plantings. Additional plantings of other shrubs or trees are needed to lower the cumulative totals of eulalia grass and blue switch grass. The landscape plan will need to be revised to address this prior to certification of the Final Site Plan by the Zoning Administrator.

The applicant is providing landscaping around a mechanical pad in the rear of the building. This will aid in the screening of mechanical equipment and generator the applicant proposes. The applicant does also provide an enclosure for the proposed dumpster to ensure it is screened from view.

E. Stormwater

The subject property is located within the Bull Creek watershed, and a stormwater pond is proposed to the southeast of the lot. A Stormwater Pollution Protection Plan (SWPPP) has not been submitted at this time and will be reviewed by the City Engineer. The applicant needs to provide a Kansas Department of Health and Environment (KDHE) approved Notice of Intent (NOI) prior to issuance of a building permit. The Best Management Practices (BMP) details must be provided as well. There are wetlands on the subject property, and the property owner has received approval from the Army Corps of Engineers to fill those wetlands. Rip rap is being proposed along the edge of the training pads. Alternative means and methods will be needed along the edge of the pads if curb and gutter are not used.

The applicant submitted a stormwater study, which the City Engineer has reviewed and the following items that need to be revised are included as stipulations of Staff's recommendation:

i. Summary Memo
   i. Update the reference to "MDNR" in the Existing Conditions section.
   ii. The numbers provided on Page 3 cannot be verified with the information provided in the report. Provide supporting calculations. It appears that calculations have only been provided for the 1% event. Provide information for the 50% and 10% events.

ii. Hydrographs
   i. Hydrographs were only provided for the 1% event. Required for the 10% and 50% events also.

iii. Detention Pond
   i. Provide stage/discharge curves for each storage area.
   ii. Provide sheets showing the discharge structure inputs.
   iii. The peak outflow from Storage Node 102 is shown as 34.01 cfs in Appendix D but shown as 19.10 cfs in the Summary Memo. Reconcile the difference.

iv. Sheet C300
   i. It appears that the labels for Line 1 and Line 2 have been switched.

Details related to stormwater design including but not limited to the grading plan are in ongoing discussion and must be finalized and approved by the City Engineer prior to certification of the Final Site Plan by the Zoning Administrator.

F. Utilities

The applicant must expand the sanitary sewer and water to the subject property. Construction plans will be reviewed by the City for the sanitary sewer and comments will be provided separately.

G. Lighting

The applicant is proposing to have lighting around the training pads. The provided photometric plan meets the requirements to prevent light spilling onto neighboring properties. However, the light poles included in the applicant's submittal are 30 and 60 feet in height, exceeds the maximum height of luminaires permitted by the UDC, which is 25 feet. The applicant is aware of the requirement and will revise the proposed plans to meet the requirement. The revised plans meeting the UDC requirements must be submitted prior to certification of the Zoning Administrator.

H. Additional Requirements

The following items are requirements set by the UDC that will need to be met prior to certification by the Zoning Administrator:

a. The driveway apron should be concrete to the right-of-way line and the applicant needs to provide an area on the driveway apron for a future sidewalk that is ADA compliant and note the crossing on the plans. The crossing must be located at least six (6) feet from the back of the curb of 191st Street.
b. Any proposed signage will be reviewed separately and must meet the specifications outlined in Article 12 of the UDC.
c. The certifications on the plan set must match the certifications provided in Section 10.1.F of the UDC.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project and the project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FSP2023-0100	10/24/2023
1	G000 Cover Sheet	11/28/2023
2	A001 Architectural Site Plan	11/28/2023
3	A101 First Floor Plan	11/28/2023
4	A201 Exterior Elevations	12/4/2023
5	A202 Exterior Elevations	10/24/2023
6	A203 Elevation Renders	11/28/2023
7	C100 General Notes	11/28/2023
8	C110 Existing Conditions	11/28/2023
9	C120 Civil Site Plan	11/28/2023
10	C125 Jointing Plan	11/28/2023
11	C130 Paving Plan	11/28/2023
12	C150 Utility Plan	11/28/2023
13	C200 Grading Plan	11/28/2023
14	C210 Erosion Control Plan Phase 1	11/28/2023
15	C220 Erosion Control Plan Phase 2	11/28/2023
16	C300 Storm Plan	11/28/2023
17	C310 Storm Profiles	11/28/2023
18	C320 Drainage Plan	11/3/2023
19	C320 Drainage Plan	11/28/2023
20	C400 Details Sheet	11/28/2023
21	L100 Landscape Plan	11/28/2023
22	L100 Landscape Plan	11/28/2023
23	Photometric Plan	11/28/2023
24	Lighting Layout	11/28/2023
25-43	Luminary Specifications	

STAFF RECOMMENDATION

Staff recommends approval of Final Site Plan **Application FSP2023-0100** *JCCC CDL Training Facility*, subject to the following stipulations:

1. The following comments must be addressed prior to certification by the Zoning Administrator:

a. Stucco cannot be used within the first eight (8) above grade on façades that are visible from the public right-of-way or public view per Section 5.2.J.3. The east, west, and south façades must be revised to address this comment.
b. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site and a revised plan will need to be submitted meeting Section 5.2.O.6.a. The landscape plan must be revised to reduce the percentage of all plantings to be under 30%.
c. A SWPPP, KDHE approved NOI and BMP details need to be provided prior to construction.
d. The following comments made by the City Engineer regarding the stormwater study need to be addressed:
    i. Summary Memo
        1. Update the reference to "MDNR" in the Existing Conditions section.
        2. The numbers provided on Page 3 cannot be verified with the information provided in the report. Provide supporting calculations. It appears that calculations have only been provided for the 1% event. Provide information for the 50% and 10% events.
    ii. Hydrographs
        1. Hydrographs were only provided for the 1% event. Required for the 10% and 50% events also.
    iii. Detention Pond
        1. Provide stage/discharge curves for each storage area.
        2. Provide sheets showing the discharge structure inputs.
        3. The peak outflow from Storage Node 102 is shown as 34.01 cfs in Appendix D but shown as 19.10 cfs in the Summary Memo. Reconcile the difference.
    iv. Sheet C300
        1. It appears that the labels for Line 1 and Line 2 have been switched.
e. Revised plans showing the required height of luminaries must be provided.
f. The driveway apron should be concrete to the right-of-way line and the applicant needs to provide an area on the driveway apron for a future sidewalk that is ADA compliant and note the crossing on the plans. The crossing must be located at least six (6) feet from the back of the curb of 191st Street.
g. The certifications on the plan set must match the certifications provided in Section 10.1.F of the UDC.

2. Details related to stormwater design including but not limited to the grading plan are in ongoing discussion and must be finalized and approved by the City Engineer prior to certification of the Final Site Plan by the Zoning Administrator.

3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

Note: For application FSP2023-0100 the Planning Commission will be the approving authority.

EDGERTON
global routes. local roots.

Site Plan Application

☐ PRELIMINARY SITE PLAN ■ FINAL SITE PLAN ☐ REVISED SITE PLAN ☐ RE-REVIEW

PROJECT NAME: JCCC CDL Training Facility

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30332-30534 W. 191st St, Edgerton, KS 66030

LEGAL DESCRIPTION: PART OF SE 1/4, SW 1/4 SECTION 35, TOWNSHIP 14S, RANGE 22E

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: Commercial

TOTAL AREA: 9.14 ACRES NUMBER OF LOTS: 1 AVG. LOT SIZE: --- Sq. Ft.

DEVELOPER NAME(S): Tom Hall (JCCC) PHONE:

COMPANY: Johnson County Community College EMAIL:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

PROPERTY OWNER NAME(S): Tom Hall (JCCC) PHONE:

COMPANY: Johnson County Community College EMAIL:

MAILING ADDRESS: 12345 College Blvd, Overland Park, KS, 66210
Street City State Zip

ENGINEER NAME(S): Brenton Sells PHONE: 816.283.3456

COMPANY: Taliaferro & Browne, Inc. EMAIL:

MAILING ADDRESS: 1020 E. 8th Street, Kansas City, MO 64106
Street City State Zip

SIGNATURE OF OWNER OR AGENT: Tom Hall

Digitally signed by Tom Hall
DN: C=US, E=thall44@jccc.edu, O=Johnson County Community College, OU=JCCC Representative, CN=Tom Hall
Reason: I am approving this document
Date: 2023.10.24 10:16:15-05'00'

If not signed by owner, authorization of agent must accompany this application.

NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY

Application No.: Application Fee Paid: $ Date Paid: Receipt #:

Code: SITEPLAN or PUBLISH Publication Fee Paid: $ Date Paid:

Received By:

v.6.1.22

JCCC CDL TRAINING FACILITY

JOHNSON COUNTY COMMUNITY COLLEGE

FINAL SITE PLAN

SHEET INDEX	
SHEET NO.	SHEET NAME
A203	ELEVATION RENDERS
GENERAL	
G000	COVER SHEET
LS101	LIFE SAFETY PLAN
CIVIL	
C100	GENERAL NOTES
C110	EXISTING CONDITIONS
C120	CIVIL SITE PLAN
C125	LIGHTING PLAN
C130	PAVING PLAN
C150	UTILITY PLAN
C200	GRADING PLAN
C210	EROSION CONTROL PLAN PHASE 1
C220	EROSION CONTROL PLAN PHASE 2
C300	STORM PLAN
C310	STORM PROFILES
C320	DRAINAGE PLAN
C400	DETAILS SHEET
CW100	COVER SHEET
CW101	LINE-1 PLAN & PROFILE
CW102	LINE-2 PLAN & PROFILE
CW103	LINE-1 PLAN & PROFILE
CW104	DETAIL SHEET
CS100	COVER SHEET
CS101	LINE-A PLAN & PROFILE
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS, NOTES, AND PLANT SCHEDULE
ARCHITECTURAL	
A000	DETAILS AND PARTITION TYPES
A001	ARCHITECTURAL SITE PLAN
A002	PAD STRIPING PLAN
A101	FINST FLOOR PLAN

SHEET INDEX	
SHEET NO.	SHEET NAME
A102	ROOF PLAN
A121	REFLECTED CEILING PLANS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A351	WALL SECTIONS
A352	WALL SECTIONS
A451	ENLARGED PLANS
A501	SECTION DETAILS
A502	PLAN DETAILS
A601	DOOR SCHEDULE AND DETAILS
A602	INTERIOR ELEVATIONS
INTERIORS	
IF101	INTERIOR FINISHES
IF102	FFE PLAN
STRUCTURAL	
S001	STRUCTURAL GENERAL NOTES
S101	FOUNDATION PLAN
MECHANICAL	
M000	MECHANICAL SPECIFICATIONS
M100	MECHANICAL FLOOR PLAN
M200	MECHANICAL SCHEDULES
PLUMBING	
PS101	SANITARY SEWER PLAN
PW101	WATER & GAS PLAN
P501	PLUMBING DETAILS & SCHEDULES
ELECTRICAL	
E001	SITE PLAN - ELECTRICAL
E101	FLOOR PLAN - LEVEL 1 - POWER
E201	FLOOR PLAN - LEVEL - LIGHTING
E301	FLOOR PLAN - LEVEL 1 - SYSTEMS
E400	ELECTRICAL ONE LINE DIAGRAM & SCHEDULES

PRE-ENGINEERED METAL BUILDING SHEET INDEX	
SHEET NO.	SHEET NAME
E401	ELECTRICAL SCHEDULES & DETAILS
E500	ELECTRICAL GENERAL NOTES & SYMBOLS
PEMB	
PEMB - C1	COVERSHEET
PEMB - ISO	ISOMETRIC
PEMB - FP1	FLOOR PLAN
PEMB - FX1	FRAME CROSS SECTIONS
PEMB - FX2	FRAME CROSS SECTIONS
PEMB - FX3	FRAME CROSS SECTIONS
PEMB - RF1	ROOF FRAMING PLAN
PEMB - ST5	STRUCTURAL ELEVATIONS
PEMB - ST6	STRUCTURAL ELEVATIONS
PEMB - ST7	STRUCTURAL ELEVATIONS
PEMB - ST8	STRUCTURAL ELEVATIONS

VICINITY MAP

NORTH

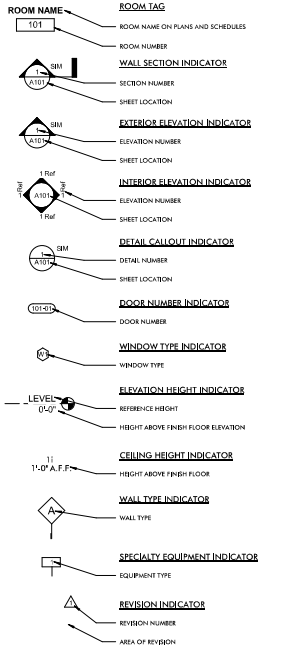


SITE PLAN DATA TABLE

EDGERTON, KS UDC ARTICLE 10.1.G.5.

TOTAL SITE AREA:	9.14 ACREAGE
GROSS SF OF BUILDING AREA:	3,000 SF
PROPOSED BUILDING USE:	BUSINESS
NUMBER OF EMPLOYEES:	15 EMPLOYEES
TOTAL NUMBER OF PARKING SPACES:	30 PARKING SPOTS

ARCHITECTURAL SYMBOLS



ARCHITECTURAL ABBREVIATIONS

A:

ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS

B:

BO	BOTTOM OF
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM

C:

CIP	CAST IN PLACE
CJ	CONTROL JOINT
C/L	CENTERLINE
CLG	CEILING
CLR	CLEAR
CM	COFFEE MAKER
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPET	CARPET
CT	CERAMIC TILE

D:

DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING

E:

EA	EACH
EEWS	EMERGENCY EYEWASH / SHOWER
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATION
EPXY	EPOXY
EMS	ENERGY MANAGEMENT SYSTEM
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F:

F	FAHRENHEIT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FT	FEET
FTG	FOOTING
FRP	FIBERGLASS REINFORCED PLASTIC

G:

GA	GAUGE
GALV	GALVANIZED
GFCI	GROUND FAULT CURRENT INTERCEPTOR
GL	GLASS, GLAZING
GR	GRADE
GYP	GYPSUM WALL BOARD
GWB	GYPSUM WALL BOARD

H:

HB	HOSE BIBB
H/C	HANDICAPPED
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT

I:

ID	INSIDE DIMENSION
IM	ICE MAKER
IMP	INSULATED METAL PANEL
IN	INCHES
INSUL	INSULATION

J:

JAN	JANITOR
JT	JOINT

K:

K	KIP
KO	KNOCKOUT
KW	KILOWATT

L:

L	LEFT
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LSD	LIQUID SOAP DISPENSER
LVL	LEVEL

M:

MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MW	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL

N:

NA	NOT APPLICABLE
NEG	NEGATIVE
NFWH	NON-FREEZE WALL HYDRANT
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O:

OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIMENSION
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE

P:

PAR	PARALLEL
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PNL	PANEL
POS	POSITIVE
PR	PAIR
PRE-FAB	PREFABRICATED
PREFIN	PRE-FINISHED
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT

Q:

QT	QUARRY TILE

R:

R	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RO	ROUGH OPENING
RM	ROOM
RTU	ROOF TOP UNIT
RV	ROOF VENT

S:

SECT	SECTION
SCH	SCHEDULE
SF	SQUARE FEET
SGL	SINGLE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SOG	SLAB ON GRADE
SS	SANITARY SEWER
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED

T:

TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TECH	TECHNICAL
TEMP	TEMPERATURE
THK	THICK, THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TSTAT	THERMOSTAT
TYP	TYPICAL

U:

UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY

V:

VCT	VINYL COMPOSITION TILE
VEND	VENDING MACHINE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING

W:

W	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WEATHERPROOF
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC

PROJECT DIRECTORY

OWNER:
JOHNSON COUNTY COMMUNITY COLLEGE
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT: TOM HALL

CONTRACTOR:
JE DUNN CONSTRUCTION
1001 LOCUST ST.
KANSAS CITY, MO 64106
CONTACT: TIM OCKINGA
p. 816.292.8653

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST ST.
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

CIVIL:
TALIAFERRO & BROWNE, INC.
1020 E. 8TH ST.
KANSAS CITY, MO 64106
CONTACT: BOB GREGOR
p. 816.283.3456

STRUCTURAL:
STAND STRUCTURAL ENGINEERING INC.
8234 ROBINSON ST.
OVERLAND PARK, KS 66204
CONTACT: JOHN FUNK
p. 913.214.2169

MECHANICAL:
TEMP-CON
15670 S. KEELER
OLATHE, KS 66062
CONTACT: CONNOR SMITH
p. 913.768.4888

PLUMBING:
J-SQUARED ENGINEERING
2400 BLUFF CREEK DRIVE, STE 101
COLUMBIA, MO 65201
CONTACT: KEATON LEISINGER
p. 573.234.4492

ELECTRICAL:
LANKFORD | FENDLER + ASSOC.
1703 WALNUT ST.
KANSAS CITY, MO 64108
CONTACT: BRIAN ARTZER
p. 816.221.1411

PROJECT INFORMATION

DEFERRED SUBMITTALS:

FIRE PROTECTION
FIRE ALARM

PROJECT DATA

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A NEW COMMERCIAL DRIVER'S LICENSE (CDL) TRAINING FACILITY IN EDGERTON, KANSAS. THE PROJECT INCLUDES A NEW EDUCATIONAL BUILDING, A 30-STALL PARKING LOT TO SERVE THE BUILDING, (9) INSTRUCTION AND TESTING PADS, SUPPORTING PAVING, DRAINAGE, LANDCAPING, AND OTHER SITE IMPROVEMENTS. THE PROJECT WILL SUPPORT CDL OPERATIONS BY PROVIDING DEDICATED INSTRUCTIONAL STAFF, AND SUPPORT SPACES TO THE CDL PROGRAM.

APPLICABLE BUILDING CODES:

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRIC CODE

PROJECT INFORMATION:

BUILDING ADDRESS: 30332-30534 W 191 ST, EDGERTON, KS 66030

BUILDING AREA: 3,000 SF

CURRENT ZONING: L-P
CURRENT LAND USE: COMMERCIAL
TOTAL SITE AREA: 9.14 ACRES

OCCUPANCY CLASSIFICATION:
2006 IBC: B - BUSINESS W/ACCESSORY USES (STORAGE)
A - ASSEMBLY (AS AN ACCESSORY SPACE PER CHAPTER 3 SECTION 303.1.2 AND 303.1.3)

CONSTRUCTION TYPE: IIB

SPRINKLER: NOT REQUIRED

BUILDING HEIGHT REQUIREMENTS:
39'-0" ABOVE AVERAGE GRADE PLANE - (PROJECT COMPLIES)
50'-0" ALLOWED PER TABLE 504.3 FOR NON-SPRINKLED BUILDING- (PROJECT COMPLIES)
TWO STORIES ALLOWED PER TABLE 504.4 - (PROJECT COMPLIES)

BUILDING AREA REQUIREMENTS:
14,500 SF ALLOWED PER TABLE 506.2- (PROJECT COMPLIES)
3,000 SF PROPOSED- (PROJECT COMPLIES)

PLUMBING FIXTURES

PER 2006 IBC TABLE 2902.1

TOTAL OCCUPANT LOAD PER 2006 IBC TABLE 1004.1.1:

NOTE:

PER SECTION 305.1
'EDUCATIONAL' USE IS NOT ALLOWED FOR STUDENTS OVER THE 12TH GRADE. SO ALL SPACES ARE CLASSIFIED AS 'BUSINESS' OR 'ASSEMBLY'.

PER SECTION 303.1.2:
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

303.1.3
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70M2) IN AREA AND IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

BUSINESS: 26 OCCUPANTS

- WATER CLOSET: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
REQUIRED: 2

- LAVATORY: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
REQUIRED: 1

ASSEMBLY: 49 OCCUPANTS

- WATER CLOSET: MALE - 1 PER 125, FEMALE - 1 PER 65
REQUIRED: 2

- LAVATORY: 1 PER 200
REQUIRED: 1

TOTAL PROVIDED:

- WATER CLOSETS: 4 TOTAL (UNISEX)

- LAVATORY: 2 TOTAL (COMMUNITY USE)

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY
JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p.

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

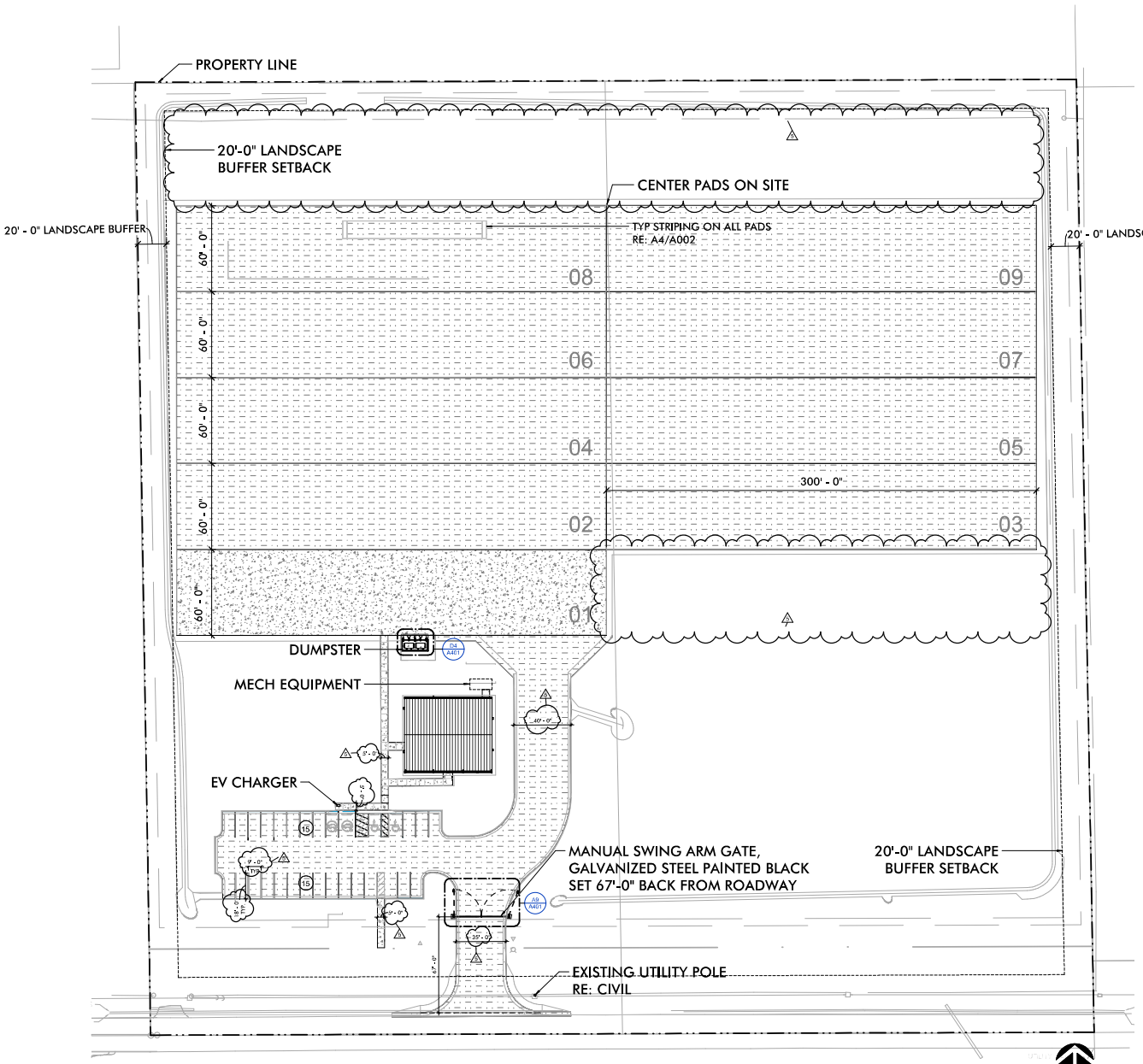
CHRIS MGNERON
KS LICENSE NO. 7067

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IBD	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLATTING RESUBMISSION	11/28/2023

Project Number 23029100

Sheet Name
COVER SHEET

Sheet Number
G000



A9 / A001 **SITE PLAN**
SCALE: 1" = 30'-0"

SITE PLAN LEGEND	
	PROPERTY LINE
	20'-0" LANDSCAPE BUFFER
	CONCRETE PAD
	ASPHALT PAD

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

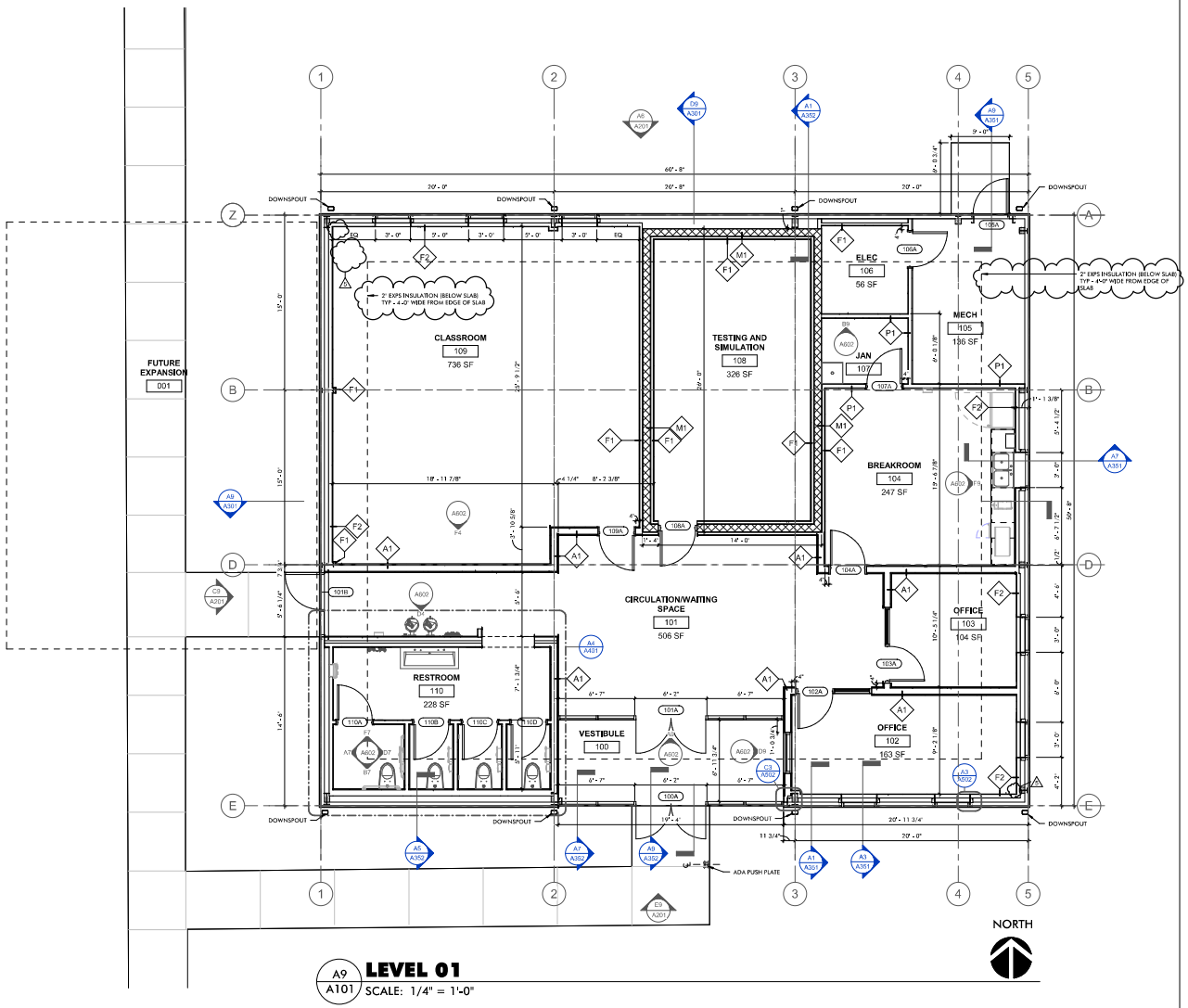
CHRIS MIGNERON
KS LICENSE NO. 7067

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
5	PLATTING RESUBMISSION	11/28/2023

Project Number: 23029100

Sheet Name: ARCHITECTURAL SITE PLAN

Sheet Number: **A001**



A9 / A101 **LEVEL 01**
SCALE: 1/4" = 1'-0"

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

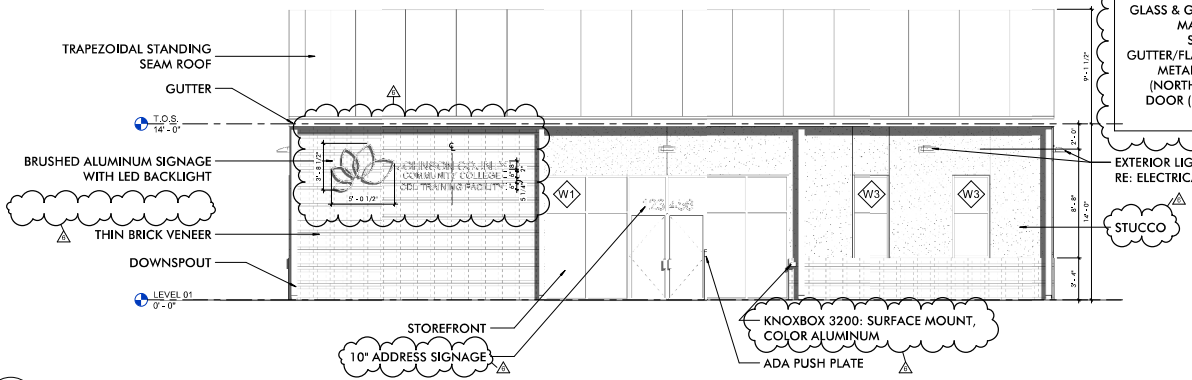
CHRIS MIGNERON
KS LICENSE NO. 7067

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
5	PLATTING RESUBMISSION	11/28/2023

Project Number 23029100

Sheet Name
FIRST FLOOR PLAN

Sheet Number
A101



E9 / A201 **SOUTH EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"

EXTERIOR FACADE MATERIAL PCT

TOTAL FACADE AREA: 3,686.26 SQ FT

GLASS & GLAZING:	408.33 SF	11.08%
MASONRY:	869.20 SF	23.58%
STUCCO:	1,667.11 SF	45.22%
GUTTER/FLASHING:	151.64 SF	4.11%
METAL SIDING (NORTH ONLY):	566.09 SF	15.36%
DOOR (NORTH):	23.89 SF	.65%
		100.00%

EXTERIOR ELEVATIONS

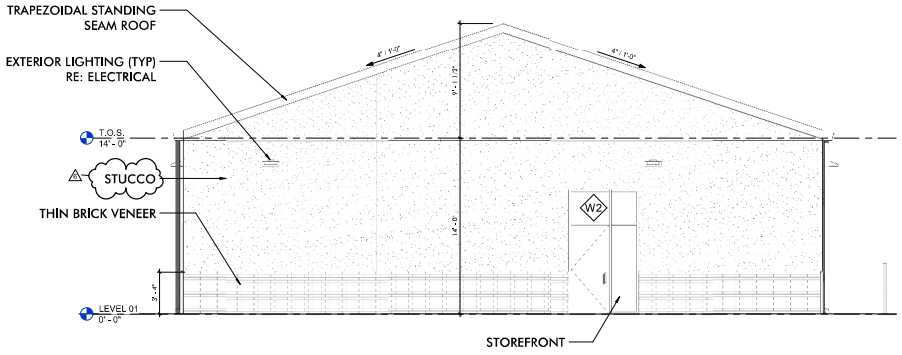
METAL PANEL:
BOD: NUCOR - GROUP A-PANEL
COLOR: REGAL WHITE
CORNER TRIM: REGAL WHITE
DOWNSPOUTS: REGAL WHITE
BOTTOM OF PANEL: PEARL GREY

THIN BRICK VENEER
BOD: 1/2" ENDICOTT MODULAR THIN BRICK WITH GLEN-GARY THIN TECH ELITE WALL SYSTEM
COLOR: MANGANESE IRONSPOT - SMOOTH
WEATHER BARRIER: EQUAL TO TREMCO EXOAIR 210AT

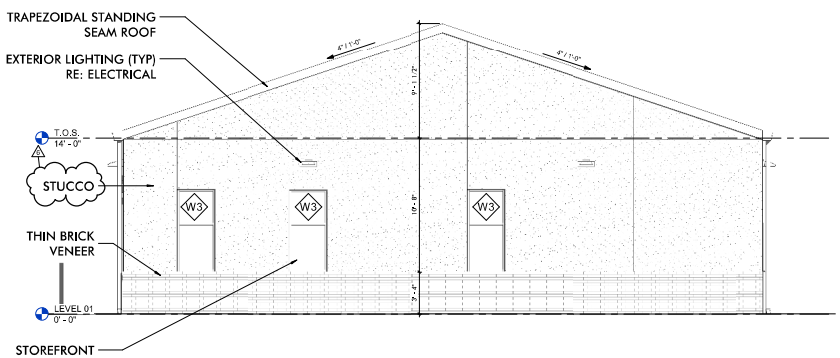
STOREFRONT
BOD: WINDOWS (W3, W4): TRIFAB 451UT FRAMING SYSTEM
STOREFRONT (W1, W2): TRIFAB VERSAGLAZE 451/451T W/ ISOLOCK (FRONT GLAZED)
COLOR: CLEAR ANODIZED

GLAZING
BOD: VITRO SOLARBAN R67 LOW-E COATING WITH NON-REFLECTIVE BIRD STRIKE FILM ON EXTERIOR

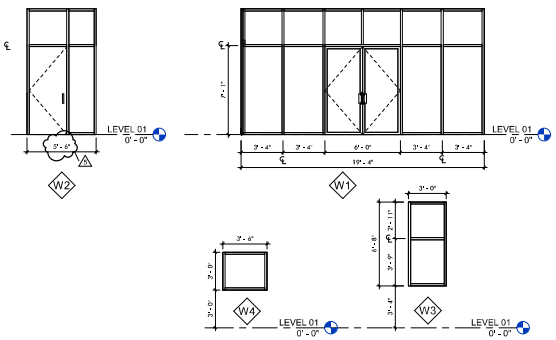
STANDING SEAM ROOF:
BOD: NUCOR - CFR/SS360 STANDING SEAM ROOF PANEL
COLOR: PEARL GREY
ACCENT: PEARL GREY (GUTTERS, RAKE)



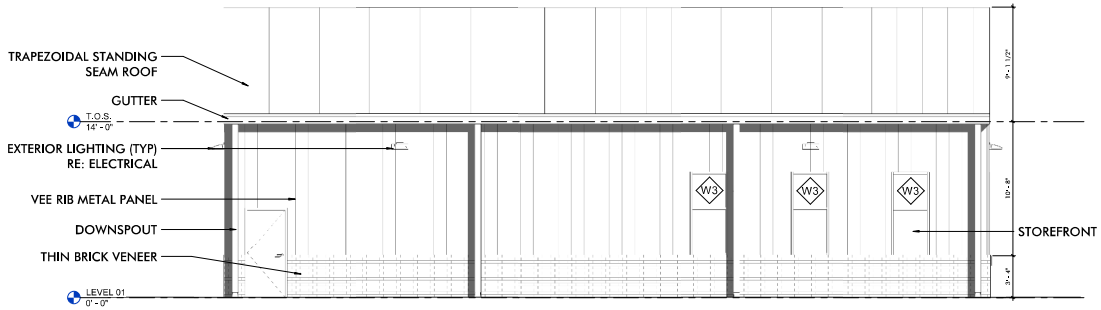
C9 / A201 **WEST EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"



C5 / A201 **EAST EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"



A9 / A201 **WINDOW SCHEDULE**
SCALE: 1/4" = 1'-0"



A6 / A201 **NORTH EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p.

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

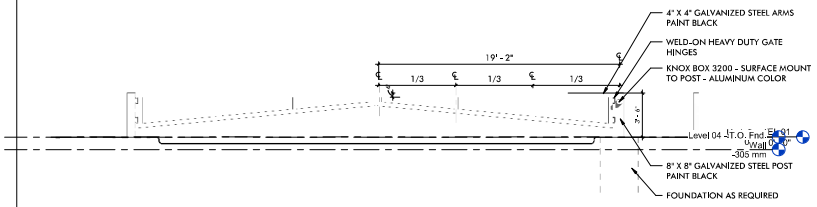
CHRIS MIGNERON
KS LICENSE NO. 7067

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/02/2023
5	PLATTING RESUBMISSION	11/28/2023
6	ADDENDUM 02	TBD

Project Number 23029100

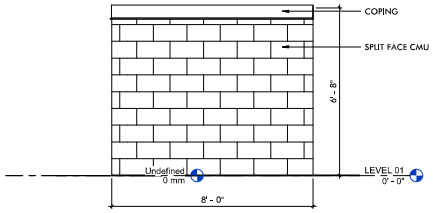
Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201



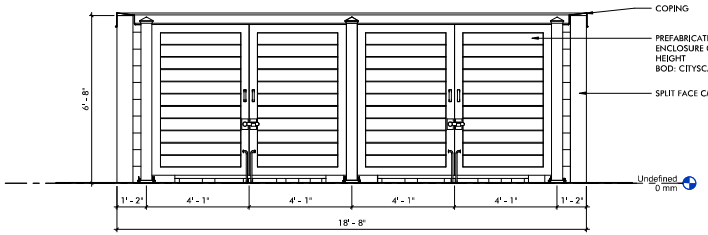
E4 / A202 **EXTERIOR MANUAL SWING ARM GATE - FOR REFERENCE**

SCALE: 1/4" = 1'-0"



C4 / A202 **DUMPSTER - EAST**

SCALE: 1/2" = 1'-0"



A4 / A202 **DUMPSTER - NORTH**

SCALE: 1/2" = 1'-0"

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

CHRIS MIGNERON
KS LICENSE NO. 7067

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFD	10/13/2023
3	PERMIT AND PLATTING	10/24/2023

Project Number 23029100

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A202



SOUTH ELEVATION - RENDER
SCALE: NTS



SOUTH ELEVATION - RENDER
SCALE: NTS



NORTH ELEVATION - RENDER
SCALE: NTS



NORTH ELEVATION - RENDER
SCALE: NTS

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p.

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

CHRIS MIGNERON
KS LICENSE NO. 7067

No.	Description	Date
5	PLATTING RESUBMISSION	11/28/2023

Project Number 23029100

Sheet Name
ELEVATION RENDERS

Sheet Number
A203

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
   1.1. "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF EDGERTON, KANSAS
   1.2. ARTICLE 14, CITY OF EDGERTON KANSAS UNIFIED DEVELOPMENT CODE - IMPROVEMENTS AND STANDARDS OF DESIGN
   1.3. STANDARD DRAWINGS AND EROSION AND SEDIMENT CONTROL DETAILS, AS PREPARED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF EDGERTON, KANSAS.
   1.4. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND ADOPTED BY THE CITY OF EDGERTON, KANSAS.
   1.5. DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS AS ISSUED BY THE U.S. ACCESS BOARD.
   1.6. MATERIAL AND CONSTRUCTION STANDARDS AS PUBLISHED BY WATER DISTRICT NO. 7, JOHNSON COUNTY, KANSAS.
   1.7. KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT.
      1.7.1. MINIMUM DESIGN STANDARDS FOR PUBLIC WATER SUPPLY.
      1.7.2. MINIMUM STANDARDS OF DESIGN FOR WATER POLLUTION CONTROL FACILITIES
      1.7.3. CONSTRUCTION STORMWATER PROGRAM.
2. UTILITY LOCATIONS ARE TAKEN FROM UTILITY COMPANY RECORDS. THEY ARE APPROXIMATE ONLY AND DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FACILITIES DESIGNATED TO REMAIN SUCH AS CURBING, PAVEMENT, SEWERS AND UTILITIES. ANY DAMAGE DONE TO THE ABOVE FACILITIES BY THE CONTRACTOR'S PERSONNEL OR EQUIPMENT SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SEWERS, UTILITIES AND PROVIDING TEMPORARY ACCESS TO BUSINESSES AND RESIDENCES DURING ALL PHASES OF CONSTRUCTION.
5. SAVE AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN DURING ALL PHASES OF THE CONSTRUCTION. REFER TO THE LANDSCAPE PLANS.
6. REMOVAL AND DISPOSAL OF EXISTING TREES SHALL COMPLY WITH ALL REGULATIONS OF THE CITY OF EDGERTON, KANSAS.
7. THE CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ENGINEER.
8. ALL WORKMANSHIP AND MATERIALS FOR WATER MAIN AND FIRE HYDRANT REPLACEMENTS OR RELOCATIONS AND SANITARY SEWER MAIN EXTENSION, ADJUSTMENT, OR LINING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF WATER DISTRICT NO. 7 AND THE CITY OF EDGERTON, KANSAS. ALL WORKMANSHIP AND MATERIALS FOR OTHER IMPROVEMENTS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE RESPECTIVE JURISDICTION.
9. ALL ITEMS, MATERIAL CERTIFICATES, DESIGN-MIX REPORTS AND ALSO PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE REVIEW OF THE SHOP DRAWINGS AND THEN SUBMIT THEM TO THE CITY WHEN APPROPRIATE.
10. ALL STREET CUT RESTORATION SHALL BE IN CONFORMANCE WITH THE CITY OF EDGERTON, KANSAS STANDARDS AND CITY'S APPROVAL.
11. AT NO TIME SHALL ANY ACCESS TO OCCUPIED LOCAL BUSINESSES OR RESIDENCES BE CLOSED WITHOUT WRITTEN STATEMENTS FROM THE OWNER(S) AND THE CITY'S APPROVAL.
12. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND MAINTENANCE DURING THE CONSTRUCTION IN ACCORDANCE WITH AND APPROVAL OF THE CITY OF EDGERTON, KANSAS. THE CONTRACTOR SHALL OBTAIN A CITY APPROVED TRAFFIC CONTROL PERMIT PRIOR TO BEGINNING OF THE CONSTRUCTION. TRAFFIC CONTROL PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. EARTHWORK SHALL MEET THE REQUIREMENTS DESCRIBED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

GENERAL NOTES - GRADING

1. THE SIZE, LOCATION AND NATURE OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM INFORMATION PROVIDED BY THE UTILITY OWNER/OPERATORS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTIVITIES WITH THE APPLICABLE UTILITIES, AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO EXTRA COMPENSATION TO BE MADE IF ANY VARIATION AND/OR UNKNOWN UTILITIES ARE FOUND DURING THE CONSTRUCTION.
2. UNLESS OTHERWISE INDICATED IN THE PROJECT MANUAL OR PLANS HEREIN, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND REFERENCED SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACCESS TO THE SITE TO ONE LOCATION, UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER.
5. THE CONTRACTOR SHALL PROMPTLY CLEAN PUBLIC ROADWAYS OF ALL MUD AND CONSTRUCTION DEBRIS AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD STAKING THE SITE FOR THE ENTIRE CONSTRUCTION.
7. BOLD CONTOUR LINES AND BOLD SPOT ELEVATIONS REPRESENT FINISHED GRADE AT PROJECT COMPLETION, (I.E. THE TOP OF FINISHED GRADE, TOP OF PAVEMENT OR TOP OF CURB.)
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE COVERS, VALVE BOXES OR OTHER SURFACE FEATURES WITHIN THE LIMITS OF GRADING WHICH ARE TO REMAIN TO MATCH THE SURFACE PROPOSED ELEVATION.

GENERAL NOTES - DEMOLITION

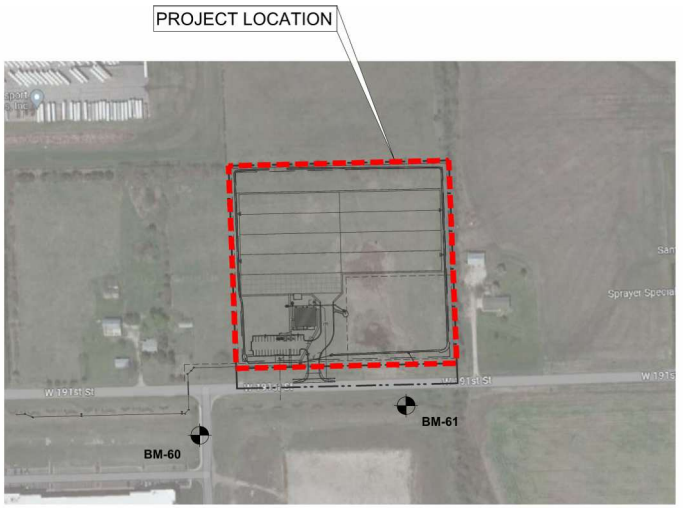
1. ALL DEMOLITION/CLEARING SHALL CONFORM TO REQUIREMENTS OF THE CITY OF EDGERTON, KANSAS
2. THE DEMOLITION CONTRACTOR MUST BE LICENSED IN THE CITY OF EDGERTON, KANSAS.
3. THE REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL REGULATIONS AND ORDINANCES OF EDGERTON, KANSAS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, DRAINAGE STRUCTURES, APPURTENANCES, PAVING, AND VEGETATION ADJACENT TO PROJECT LIMITS. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. WHERE EXISTING ASPHALT OR CONCRETE SURFACE IS TO BE REMOVED AND ADJACENT ASPHALT OR CONCRETE SURFACE IS TO REMAIN, THE EXISTING SURFACE SHALL BE CUT ALONG NEAT LINES (FULL DEPTH SAWCUT).
6. SIDEWALKS WHICH ARE REQUIRED TO BE REMOVED SHALL BE SAW CUT AT EXISTING JOINT LOCATIONS PRIOR TO REMOVAL.
7. THE CONTRACTOR SHALL PROVIDE SHORING AS NEEDED TO PROTECT AND NOT DAMAGE STRUCTURES OR ROADWAY TO REMAIN. SHORING PLAN SHALL BE STAMPED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER.
8. FOR CURBS AND SIDEWALKS, SAWCUT TO NEAREST CONSTRUCTION OR EXPANSION JOINT. REMOVE CONCRETE CURB AND SIDEWALK FOR NEW CONSTRUCTION.
9. ANY DAMAGE TO LIGHTING, POWER SYSTEMS AND COMMUNICATION SYSTEMS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR. REPAIRS SHALL OCCUR IMMEDIATELY UNLESS OTHERWISE DIRECTED BY OWNER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY REQUIRED REPAIRS. OTHER UTILITIES LOCATED ON THE PROJECT SITE WILL HAVE TO BE REMOVED. THE CONTRACTOR SHALL COORDINATE WITH THE PROVIDER OF THOSE UTILITIES FOR THEIR REMOVAL.
10. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND MAINTENANCE DURING THE CONSTRUCTION IN ACCORDANCE WITH AND APPROVAL OF THE CITY OF EDGERTON, KANSAS

GENERAL NOTES - EROSION CONTROL

1. EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES AS NEEDED IN THE EVENT THAT UNFORESEEN EROSION PROBLEMS ARISE OR IF CONSTRUCTION DEVIATES FROM THESE PLANS. ANY CHANGES FROM THESE PLANS SHALL BE DOCUMENTED IN THE SWPPP.
2. CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE SECTION 2100, "GRADING AND SITE PREPARATION" OF THE KCAPWA CONSTRUCTION SPECIFICATIONS AS CURRENTLY ADOPTED BY THE CITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT AS LONG AS THEY ARE IN PLACE.
4. UNLESS SUPERCEDED BY THE SWPPP, AREAS DISTURBED BY CONSTRUCTION AND NOT IN ACTIVE WORK AREAS OR TO RECEIVE FINAL STABILIZATION WITHIN THE PROCEEDING 14-DAY PERIOD SHALL BE HYDROSEEDED, HYDROMULCHED, AND FERTILIZED WITHIN 7-DAYS OF DISTURBANCE. TEMPORARY SEEDING AND FERTILIZING SHALL BE AT THE FOLLOWING RATES UNLESS OTHERWISE COORDINATED WITH OWNER (SEE L100 FOR FINAL STABILIZATION):
   SEEDING (10 LBS/1000 SQ. FT.):
   ANNUAL RYEGRASS 25%
   (FEB 15 TO MAY 31 & SEP 1 TO OCT 31)
   WINTER WHEAT 25%
   (OCT 31 TO NOV 30),
   FESCUE BLEND 75%,
   FERTILIZING: 20-10-10 FERTILIZER @ 650 LBS./ACRE.
5. CONTRACTOR MAY USE EROSION CONTROL BLANKETS (ECBs) TO TEMPORARILY STABILIZE AREAS IN LIEU OF TEMPORARY SEEDING AT ALL TIMES AND SHALL USE ECBs EXCLUSIVELY NOVEMBER 30 TO FEBRUARY 15 AND MAY 31 TO OCTOBER 31.
6. THE CONTRACTOR SHALL MAINTAIN ALL DISTURBED AREAS UNTIL FINALLY STABILIZED. FOR MAINTENANCE REQUIREMENTS REFER TO DIVISION III STANDARD DRAWINGS EROSION & SEDIMENT CONTROL ADOPTED BY KANSAS CITY METRO CHAPTER APWA
7. EROSION CONTROL DEVICES WHICH ARE REMOVED TO PERMIT CONSTRUCTION ACCESS SHALL BE REPLACED AT THE END OF THE DAY.
8. THE CONTRACTOR SHALL INSPECT, MAINTAIN, AND RECORD PER THE SWPPP, EROSION CONTROL DEVICES AND TEMPORARILY - STABILIZED AREAS ONCE A MONTH MINIMUM, AND WITHIN 24 HOURS AFTER EACH ½" OR GREATER RAINFALL EVENT.
9. FINAL STABILIZATION OF LANDSCAPE AREAS PER LANDSCAPE PLAN.

GENERAL NOTES - STORM SEWER

1. REFER TO LANDSCAPE PLANS AND SPECS FOR ANY PARTICULAR REQUIREMENTS OF THE PROJECT RELATING TO TREE PRESERVATION.
2. THE STORM SEWER CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
3. ENCASEMENT AT CROSSINGS SHALL BE PER JURISDICTIONAL REQUIREMENTS.
4. ALL PIPE SHALL BE INSTALLED PER MANUFACTURER AND CITY SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
5. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL ALL FITTINGS, SPECIFIED OR UNSPECIFIED, TO OBTAIN PROPER HORIZONTAL OR VERTICAL ALIGNMENT AND CONNECTION TO EXISTING SEWER SYSTEMS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
8. DISPOSAL OF ALL DEBRIS SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.



PARCEL IDs: BF221435-2002 & BF221435-2009

NORTH
NO SCALE

HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES
BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/HARN) (NAVD 1988)
CAF: 0.999946694

1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0,0

NGS-BULL

NORTHING: 183103.52 GRID (METERS)	183113.28 GROUND (U.S. SURVEY FEET)
EASTING: 2193385.91 GRID (METERS)	2193502.83 GROUND (U.S. SURVEY FEET)
ELEV = 297.87	ELEV = 977.27

PROJECT BENCH MARK:

BM-60
SET CHISELED SQUARE ON THE WEST EDGE OF A CONCRETE WALK ON THE WEST SIDE OF THE EAST DRIVE TO THE WAL-MART FACILITY ON THE SOUTH SIDE OF 191ST STREET AND AT THE HIGH POINT OF THE CURB AND WALK.
ELEV = 1045.12

BM-61
SET FENCE TEE POST AT THE CENTER OF THE MOST EAST LANDSCAPE AREA OF THE VACANT PROPERTY LYING EAST OF THE WAL-MART FACILITY AND 62 FEET MORE OR LESS SOUTH OF 191ST STREET.
ELEV = 1030.38

BM-1106
HELD SITE TO JCPW BM-1106 – 2" BERNSTEN ALUMINUM MONUMENTATION ON THE TOP SOUTHEAST CORNER OF THE RCB UNDER 191ST STREET AND 275 FEET MORE OR LESS EAST OF GARDNER ROAD.
ELEV = 1025.79

PROJECT CONTROL: (GROUND)

CP #200
1/2"x24" REBAR W/ CONTROL POINT CAP
NORTHING: 179119.79
EASTING: 2184890.22
ELEV = 1041.75

CP #201
1/2"x24" REBAR W/ CONTROL POINT CAP
NORTHING: 176088.01
EASTING: 2185450.98
ELEV = 1039.53

CP #202
1/2"x24" REBAR W/ CONTROL POINT CAP
NORTHING: 176776.82
EASTING: 2184902.29
ELEV = 1043.92

UTILITIES:

EVERGY - KANSAS CENTRAL
OFFICE: (913) 383-1183

KANSAS GAS SERVICE
OFFICE: (800) 383-1183
7421 W. 129TH STREET
OVERLAND PARK, KS 66213

AT&T
OFFICE: (913) 383-4929
MR. CLAYTON ANSPAUGH
CA4089@ATT.COM
9777 NALL AVENUE
OVERLAND PARK, KANSAS 66207

TIME WARNER CABLE
OFFICE: (913) 451-5858
MR. GREG THOMAS
GREG.THOMAS@TWCABLE.COM
8221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213

WATER DISTRICT #7 OF JOHNSON COUNTY
OFFICE: (913) 895-7375
COLIN STALTER (DISTRICT ENGINEER)
CSTALTER@WATER7.COM

JURISDICTIONAL CONTACTS:

CITY OF EDGERTON DEVELOPMENT SERVICES
ZACHARY MOORE, DEVELOPMENT SERVICES DIRECTOR
404 EAST NELSON
EDGERTON, KS 66021
OFFICE: (913) 893-6231 x700
MOBILE: (913) 269-7992
www.edgerton.org

CITY OF EDGERTON - THIRD PARTY ENGINEER
DAVID HAMBY, P.E. CFM
VICE PRESIDENT, LAWRENCE OFFICE
BG CONSULTANTS
1405 WAKARUSA DRIVE LAWRENCE, KS 66049
OFFICE: (785) 749-4474 x2106
MOBILE: (785) 727-7278
www.bgcons.com

KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT
1000 SW JACKSON STREET
TOPEKA, KS 66612
OFFICE: (785) 296-1500

Know what's below.
Call before you dig.

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1461
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD
OVERLAND PARK, KS 66210
CONTACT:
p:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

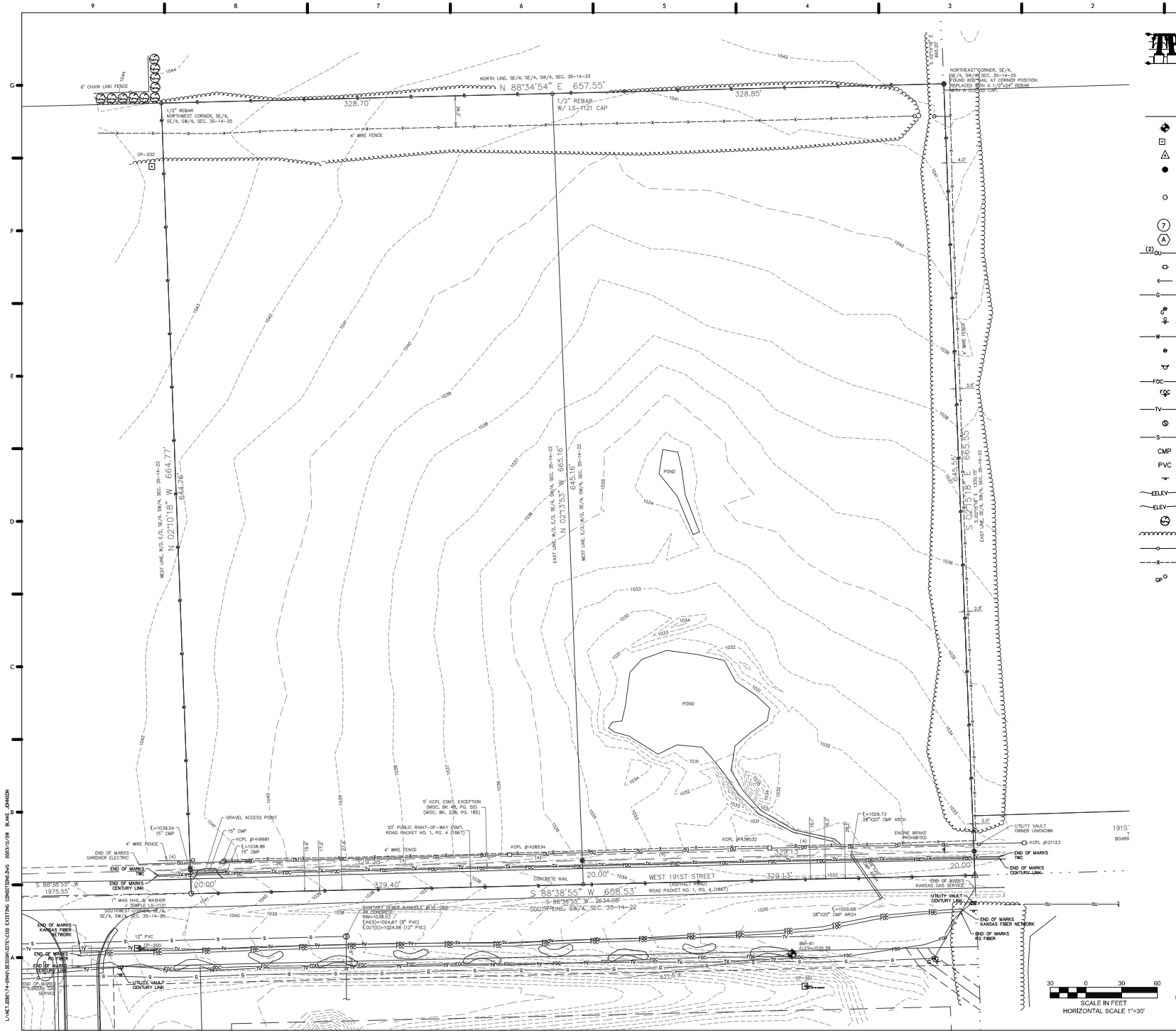
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
GENERAL NOTES

Sheet Number
C100

L:\NET_JOBS\174-PWAP-IMPLEMENTATION\C100_GENERAL_NOTES.DWG 2023/11/28 BLAKE_JOHNSON



LEGEND:

- BENCHMARK
- CONTROL POINT
- SECTION CORNER
- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- SCHEDULE B IDENTIFIER
- ENCROACHMENT IDENTIFIER
- (2) OU — OVERHEAD UTILITY LINE (# OF LINES)
- UTILITY POLE
- GUY ANCHOR
- G — UNDERGROUND GAS
- GAS VALVE
- GAS LINE SIGN
- W — WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- FOC — UNDERGROUND FIBER OPTIC CABLE
- FOC SIGN — FIBER OPTIC CABLE SIGN
- TV — UNDERGROUND TELEVISION
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- CMP — CORRUGATED METAL PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- STREET/TRAFFIC SIGN
- EELEV — EXISTING GRADE 1' CONTOUR
- ELEV — EXISTING GRADE 5' CONTOUR
- BUSH
- TREE LINE
- CHAIN LINK FENCE
- WIRE FENCE
- GP — GATE POST

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACLITIY JCCC

30332-30534 W 191 ST
EDGERTON, KS

JOHNSON COUNTY COMMUNITY COLLEGE

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

BRETTON D. BROWNE — 19416 — 11/28/2023 — KANSAS PROFESSIONAL ENGINEER

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

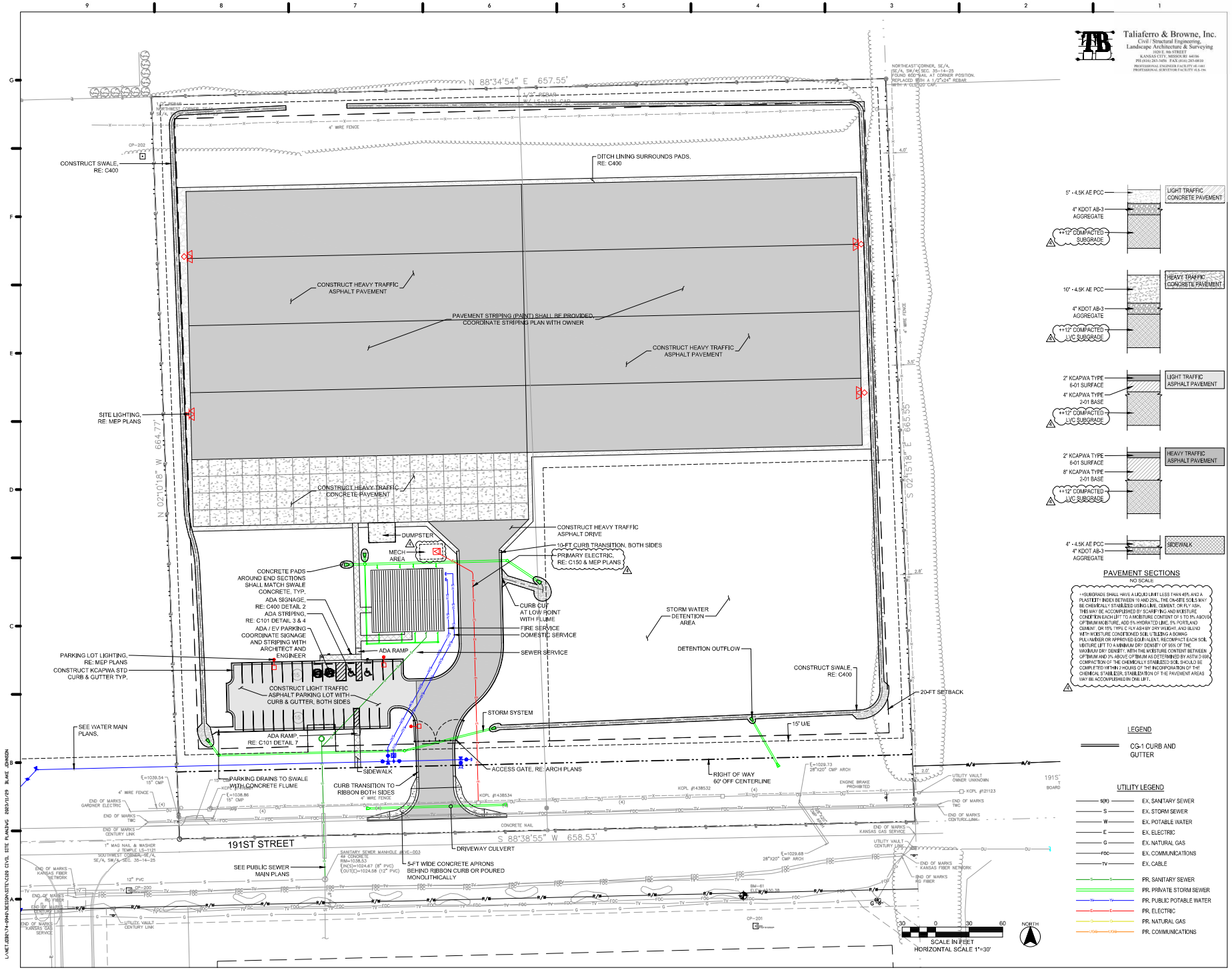
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number: 23029100

Sheet Name:
EXISTING CONDITIONS

Sheet Number:
C110

L:\NET-JOBS\24-0949-DESIGN\SITE\C110 EXISTING CONDITIONS.DWG 2023/11/28 BLAKE.JOHNSON



PAVEMENT SECTIONS

NO SCALE

+SUBGRADE SHALL HAVE A LIQUID LIMIT LESS THAN 45% AND A PLASTICITY INDEX BETWEEN 10 AND 25%. THE ON-SITE SOILS MAY BE CHEMICALLY STABILIZED USING LIME, CEMENT, OR FLY ASH. THIS MAY BE ACCOMPLISHED BY SCARIFYING AND MOISTURE CONDITION EACH LIFT TO A MOISTURE CONTENT OF 5 TO 8% ABOVE OPTIMUM MOISTURE, ADD 5% HYDRATED LIME, 5% PORTLAND CEMENT, OR 15% TYPE C FLY ASH BY DRY WEIGHT, AND BLEND WITH MOISTURE CONDITIONED SOIL UTILIZING A BOMAG PUL/AMBER OR APPROVED EQUIVALENT. RECOMPACT EACH SOIL MIXTURE LIFT TO A MINIMUM DRY DENSITY OF 95% OF THE MAXIMUM DRY DENSITY, WITH THE MOISTURE CONTENT BETWEEN OPTIMUM AND 3% ABOVE OPTIMUM AS DETERMINED BY ASTM D 698. COMPACTION OF THE CHEMICALLY STABILIZED SOIL SHOULD BE COMPLETED WITHIN 2 HOURS OF THE INCORPORATION OF THE CHEMICAL STABILIZER. STABILIZATION OF THE PAVEMENT AREAS MAY BE ACCOMPLISHED IN ONE LIFT.

LEGEND

CG-1 CURB AND GUTTER

UTILITY LEGEND

S(R)	EX. SANITARY SEWER
S	EX. STORM SEWER
W	EX. POTABLE WATER
E	EX. ELECTRIC
G	EX. NATURAL GAS
FOC	EX. COMMUNICATIONS
TV	EX. CABLE
S S	PR. SANITARY SEWER
S S	PR. PRIVATE STORM SEWER
W W	PR. PUBLIC POTABLE WATER
E E	PR. ELECTRIC
G G	PR. NATURAL GAS
COM COM	PR. COMMUNICATIONS

Taliaferro & Browne, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1461
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY JCCC

30332-30534 W 191 ST
EDGERTON, KS

JOHNSON COUNTY COMMUNITY COLLEGE

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

11/28/2023

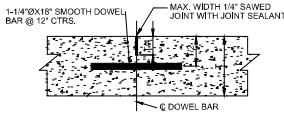
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

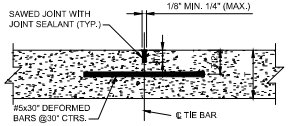
Project Number 23029100

Sheet Name
CIVIL SITE PLAN

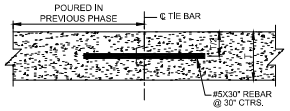
Sheet Number
C120



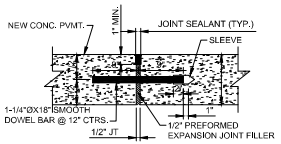
1 TRANSVERSE CONTRACTION JOINT
OR
DOWELED CONTRACTION JOINT
N.T.S.



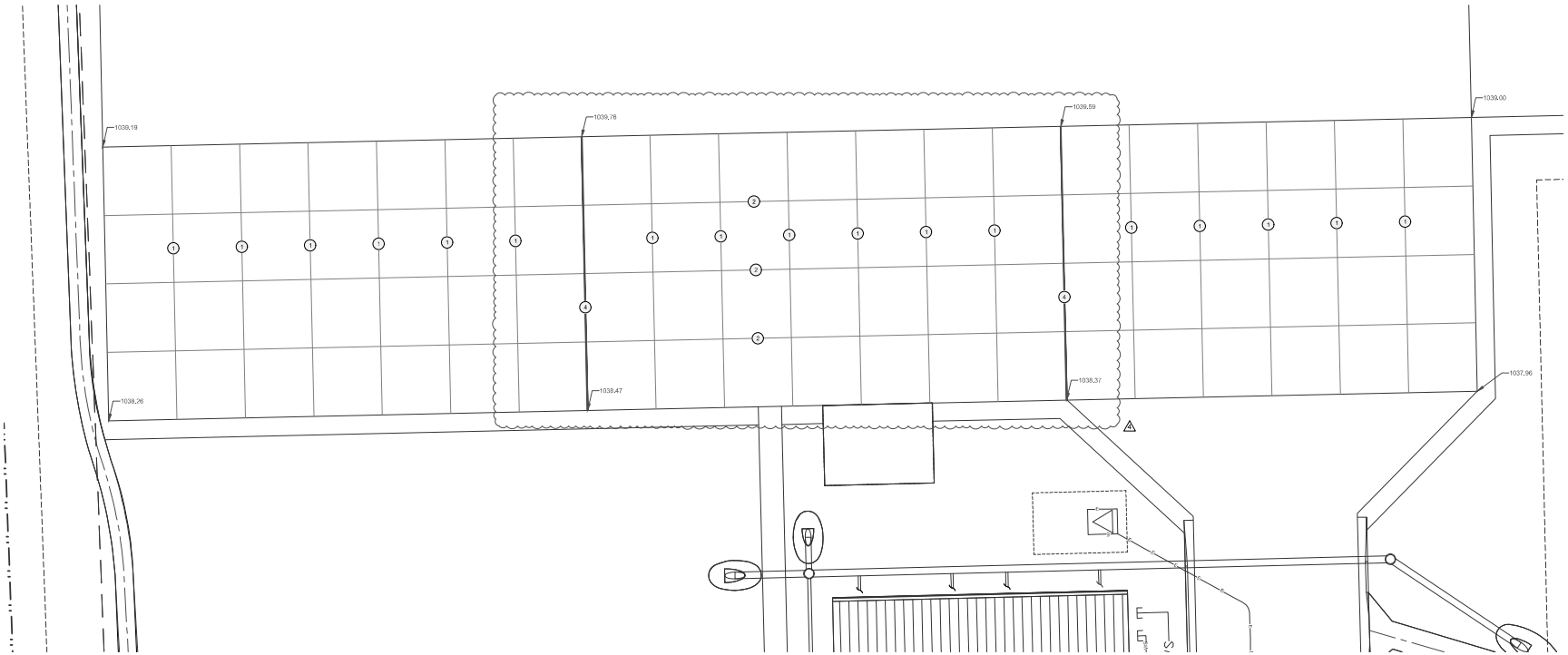
2 LONGITUDINAL JOINT
N.T.S.



3 CONSTRUCTION JOINT
N.T.S.



4 DOWELED EXPANSION JOINT DETAIL
N.T.S.



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD
OVERLAND PARK, KS 66210
CONTACT:
p.

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

BRYSON P. [illegible]
19416
11/28/2023
KANSAS PROFESSIONAL ENGINEER

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

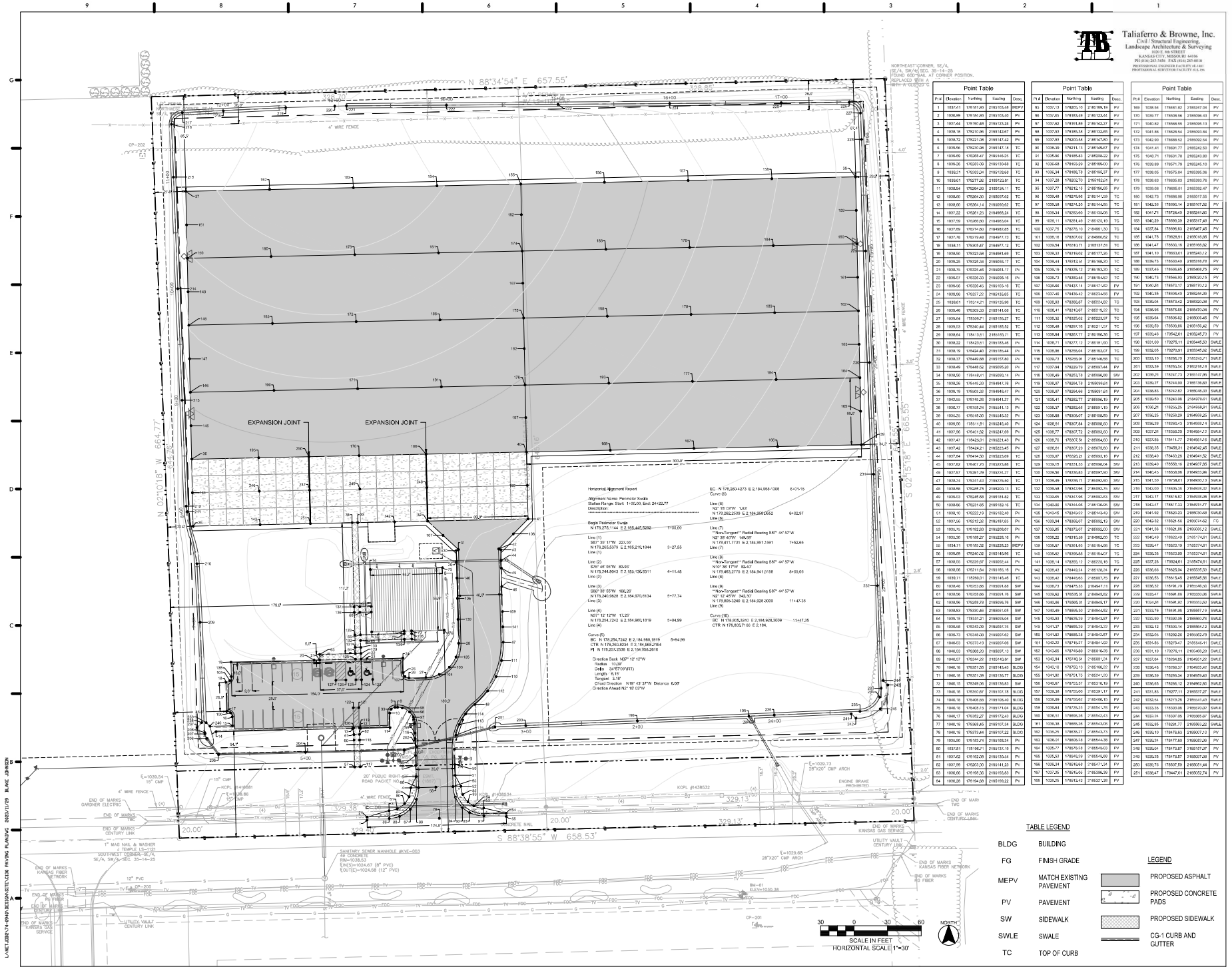
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFO	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
JOINTING PLAN

Sheet Number
C125

L:\NET.LIB\171-0949\DESIGN\SITE\C125 - JOINTING PLAN.DWG 2023/11/28 BLAKE JOHNSON



NORTHEAST CORNER, SE/4, SE/4, SW/4, SEC. 35-14-25 FOUND 60D NAIL AT CORNER POSITION. REPLACED WITH A 5/8TH "A" DEEP CC

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1461
PROFESSIONAL SURVEYOR FACILITY #LS-196

Point Table

Pt #	Elevation	Northing	Easting	Desc.
1	1037.41	178181.83	2185103.48	MEPV
2	1036.99	178184.83	2185103.40	PV
3	1037.44	178190.48	2185123.24	PV
4	1038.16	178210.36	2185142.67	PV
5	1038.72	178221.08	2185147.42	PV
6	1038.56	178230.88	2185147.18	TC
7	1038.69	178268.47	2185146.25	TC
8	1038.26	178283.28	2185130.88	TC
9	1038.21	178303.24	2185128.68	TC
10	1039.01	178277.92	2185123.61	TC
11	1038.56	178264.33	2185124.11	TC
12	1038.60	178264.30	2185107.62	TC
13	1038.00	178261.14	2185089.62	TC
14	1037.32	178261.25	2185068.24	TC
15	1037.59	178260.80	2185063.04	TC
16	1037.99	178274.60	2185087.85	TC
17	1037.76	178273.48	2185077.73	TC
18	1038.11	178305.47	2184977.12	TC
19	1038.50	178323.58	2184981.68	TC
20	1038.25	178325.34	2185056.17	TC
21	1038.73	178325.46	2185081.17	PV
22	1038.07	178326.33	2185096.18	PV
23	1038.56	178326.45	2185105.18	TC
24	1038.59	178327.22	2185135.65	TC
25	1038.01	178314.21	2185135.98	TC
26	1038.46	178303.33	2185141.08	TC
27	1038.04	178306.71	2185155.27	TC
28	1038.09	178346.84	2185185.52	TC
29	1038.64	178413.51	2185185.71	TC
30	1038.22	178425.51	2185183.46	PV
31	1038.19	178424.40	2185185.44	PV
32	1038.37	178448.88	2185157.80	PV
33	1038.49	178448.52	2185095.20	PV
34	1038.50	178446.41	2185093.14	PV
35	1038.39	178446.33	2184941.76	PV
36	1038.19	178305.32	2184946.47	PV
37	1040.56	178745.26	2184941.27	PV
38	1038.77	178758.24	2185041.13	PV
39	1038.25	178618.30	2185046.32	PV
40	1038.00	178611.81	2185046.40	PV
41	1037.96	178611.52	2185047.68	PV
42	1037.42	178425.51	2185021.43	PV
43	1037.42	178424.21	2185023.45	PV
44	1037.54	178414.20	2185023.68	TC
45	1037.62	178407.70	2185023.88	TC
46	1037.57	178391.29	2185024.27	TC
47	1038.74	178341.43	2185025.50	TC
48	1038.56	178328.79	2185000.13	TC
49	1038.03	178248.68	2185181.82	TC
50	1038.56	178231.85	2185182.16	TC
51	1038.10	178222.19	2185182.40	PV
52	1037.56	178212.32	2185187.26	PV
53	1038.79	178192.83	2185206.07	PV
54	1038.30	178188.27	2185228.16	PV
55	1034.71	178185.32	2185228.23	MEPV
56	1038.09	178240.02	2185146.66	TC
57	1038.10	178227.87	2185092.44	PV
58	1038.16	178211.84	2185185.16	PV
59	1038.71	178266.01	2185146.46	TC
60	1038.46	178253.66	2185091.68	SW
61	1038.56	178228.66	2185091.76	SW
62	1038.56	178228.78	2185096.76	SW
63	1038.83	178330.46	2185061.08	SW
64	1039.15	178331.21	2185059.04	SW
65	1038.16	178343.28	2185097.75	SW
66	1038.73	178346.08	2185097.62	SW
67	1040.10	178371.19	2185097.06	SW
68	1040.03	178388.20	2185097.13	SW
69	1040.07	178394.22	2185145.61	SW
70	1040.16	178351.05	2185143.43	BLDG
71	1040.16	178351.28	2185136.77	BLDG
72	1040.15	178349.26	2185136.83	SW
73	1040.16	178360.87	2185107.18	BLDG
74	1040.16	178408.26	2185106.46	BLDG
75	1040.16	178408.13	2185171.04	BLDG
76	1040.17	178352.27	2185172.43	BLDG
77	1040.16	178368.45	2185107.34	BLDG
78	1040.16	178373.44	2185107.22	BLDG
79	1038.99	178183.24	2185108.34	PV
80	1037.81	178196.71	2185137.10	PV
81	1037.62	178182.98	2185139.34	PV
82	1037.26	178203.20	2185141.28	PV
83	1038.06	178198.36	2185185.83	PV
84	1038.28	178194.68	2185186.22	PV

Point Table

Pt #	Elevation	Northing	Easting	Desc.
85	1037.13	178205.10	2185186.19	PV
86	1037.05	178185.46	2185123.44	PV
87	1037.82	178191.98	2185142.27	PV
88	1037.53	178185.36	2185132.65	PV
89	1037.01	178205.58	2185147.80	PV
90	1038.39	178211.13	2185148.67	PV
91	1035.96	178185.83	2185206.22	PV
92	1036.68	178185.26	2185186.00	PV
93	1036.34	178186.78	2185185.37	PV
94	1037.28	178202.76	2185182.61	PV
95	1037.77	178212.16	2185186.65	PV
96	1036.48	178216.86	2185141.59	TC
97	1036.58	178274.25	2185144.55	TC
98	1036.34	178280.86	2185135.68	TC
99	1036.11	178281.48	2185125.19	TC
100	1037.75	178275.16	2184981.39	TC
101	1038.16	178307.02	2184984.62	TC
102	1039.54	178316.71	2185137.01	TC
103	1038.33	178319.02	2185177.26	TC
104	1038.44	178181.01	2185186.20	TC
105	1038.19	178328.13	2185185.70	TC
106	1038.73	178280.58	2185184.52	TC
107	1038.66	178437.14	2185171.62	PV
108	1037.46	178436.42	2185234.58	PV
109	1038.03	178386.87	2185234.82	TC
110	1038.41	178310.87	2185178.22	TC
111	1038.32	178325.02	2185233.97	TC
112	1038.68	178281.76	2185211.57	TC
113	1038.64	178267.77	2185186.36	TC
114	1038.71	178277.12	2185191.90	TC
115	1038.98	178256.04	2185193.07	TC
116	1039.73	178255.01	2185146.58	TC
117	1037.04	178229.79	2185097.44	PV
118	1038.49	178215.78	2185096.88	SW
119	1038.07	178284.78	2185096.61	PV
120	1038.07	178284.95	2185097.61	PV
121	1038.41	178282.77	2185096.19	PV
122	1038.37	178282.68	2185091.19	PV
123	1038.68	178306.07	2185138.59	PV
124	1038.61	178307.84	2185098.60	PV
125	1038.77	178307.72	2185093.60	PV
126	1038.70	178307.91	2185094.60	PV
127	1038.61	178307.28	2185078.60	PV
128	1039.07	178326.21	2185093.19	PV
129	1039.18	178331.32	2185096.04	SW
130	1039.56	178336.83	2185097.50	SW
131	1038.49	178355.71	2185092.50	SW
132	1039.58	178342.96	2185092.75	SW
133	1039.05	178347.96	2185092.63	SW
134	1040.00	178344.96	2185136.55	SW
135	1040.15	178346.23	2185143.49	SW
136	1039.94	178368.27	2185092.13	SW
137	1039.85	178373.27	2185092.00	SW
138	1038.22	178310.38	2184982.70	TC
139	1038.67	178361.93	2185184.98	TC
140	1038.62	178366.68	2185184.87	TC
141	1038.14	178355.12	2185235.19	TC
142	1038.43	178449.24	2185185.24	TC
143	1038.42	178446.63	2185097.75	PV
144	1038.73	178475.33	2184947.11	PV
145	1039.62	178505.31	2184945.82	PV
146	1040.08	178665.31	2184945.17	PV
147	1040.49	178695.30	2184944.52	PV
148	1040.93	178875.29	2184943.87	PV
149	1041.37	178885.28	2184943.22	PV
150	1041.82	178895.27	2184942.57	PV
151	1042.26	178905.26	2184941.91	PV
152	1042.70	178915.27	2184941.26	PV
153	1043.14	178925.26	2184940.61	PV
154	1043.10	178755.12	2185186.22	PV
155	1041.82	178751.75	2185241.20	PV
156	1040.67	178753.37	2185316.19	PV
157	1038.38	178755.00	2185391.17	PV
158	1038.09	178756.62	2185466.15	PV
159	1038.64	178757.25	2185541.78	PV
160	1038.51	178866.26	2185542.43	PV
161	1038.38	178866.26	2185543.08	PV
162	1038.25	178836.27	2185543.73	PV
163	1038.01	178806.28	2185544.38	PV
164	1037.77	178776.28	2185545.03	PV
165	1037.53	178746.28	2185545.68	PV
166	1038.24	178516.98	2185471.34	PV
167	1037.35	178516.26	2185386.38	PV
168	1038.25	178513.42	2185321.38	PV

Point Table

Pt #	Elevation	Northing	Easting	Desc.
169	1038.54	178481.82	2185247.04	PV
170	1039.77	178508.56	2185096.43	PV
171	1040.82	178568.55	2185095.13	PV
172	1041.86	178628.54	2185093.84	PV
173	1042.90	178688.52	2185092.54	PV
174	1041.41	178691.77	2185243.50	PV
175	1040.71	178631.78	2185243.80	PV
176	1039.89	178571.79	2185245.10	PV
177	1038.05	178575.04	2185395.06	PV
178	1038.63	178635.03	2185393.76	PV
179	1039.08	178695.01	2185392.47	PV
180	1042.73	178698.90	2185017.55	PV
181	1042.36	178696.14	2185167.52	PV
182	1041.71	178726.43	2185241.90	PV
183	1040.29	178693.39	2185317.48	PV
184	1037.84	178696.63	2185467.45	PV
185	1041.75	178726.21	2185018.85	PV
186	1041.47	178836.16	2185169.82	PV
187	1041.10	178833.21	2185243.12	PV
188	1038.73	178830.40	2185318.79	PV
189	1037.46	178836.05	2185468.75	PV
190	1040.73	178566.30	2185020.15	PV
191	1040.51	178570.17	2185170.12	PV
192	1040.35	178604.40	2185244.39	PV
193	1039.64	178573.42	2185320.88	PV
194	1036.95	178576.66	2185470.24	PV
195	1039.64	178566.42	2185095.45	PV
196	1039.59	178566.69	2185169.42	PV
197	1039.48	178562.81	2185245.73	PV
198	1037.20	178275.11	2185445.63	SWLE
199	1038.05	178270.01	2185245.71	SWLE
200	1038.10	178266.70	2185241.71	SWLE
201	1038.39	178265.54	2185218.18	SWLE
202	1039.21	178241.73	2185147.36	SWLE
203	1038.77	178241.50	2185138.82	SWLE
204	1038.83	178242.82	2185048.23	SWLE
205	1039.59	178240.98	2184970.61	SWLE
206	1038.21	178265.25	2184968.91	SWLE
207	1038.25	178265.29	2184968.25	SWLE
208	1038.28	178266.43	2184968.14	SWLE
209	1037.21	178266.70	2184964.72	SWLE
210	1037.66	178241.77	2184963.16	SWLE
211	1038.35	178238.31	2184942.45	SWLE
212	1038.40	178465.28	2184941.82	SWLE
213	1039.40	178566.16	2184937.86	SWLE
214	1041.45	178568.08	2184933.96	SWLE
215	1041.59	178758.21	2184930.13	SWLE
216	1042.00	178666.16	2184928.32	SWLE
217	1042.17	178515.67	2184938.26	SWLE
218	1042.47	178517.33	2184941.77	SWLE
219	1041.92	178882.23	2185030.68	SWLE
220	1042.32	178821.50	2185074.62	TC
221	1041.38	178821.88	2185081.12	SWLE
222	1040.49	178822.49	2185174.61	SWLE
223	1039.47	178823.19	2185274.61	SWLE
224	1038.38	178823.80	2185374.61	SWLE
225	1037.28	178824.51	2185474.61	SWLE
226	1036.66	178825.04	2185535.20	SWLE
227	1036.53	178816.45	2185545.26	SWLE
228	1036.32	178791.79	2185548.26	SWLE
229	1039.47	178691.88	2185550.26	SWLE
230	1041.61	178691.92	2185553.50	SWLE
231	1033.76	178491.96	2185557.19	SWLE
232	1032.80	178390.06	2185560.76	SWLE
233	1032.12	178300.14	2185564.12	SWLE
234	1031.62	178206.20	2185567.57	SWLE
235	1031.35	178276.47	2185545.11	SWLE
236	1031.10	178276.11	2185449.28	SWLE
237	1037.84	178266.85	2185461.20	SWLE
238	1038.48	178266.37	2185465.42	SWLE
239	1038.39	178266.34	2185469.43	SWLE
240	1038.65	178266.12	2185492.80	SWLE
241	1031.83	178277.11	2185537.27	SWLE
242	1032.24	178273.78	2185541.43	SWLE
243	1033.25	178303.06	2185570.02	SWLE
244	1033.24	178307.06	2185665.87	SWLE
245	1032.85	178281.77	2185661.20	SWLE
246	1039.10	178478.63	2185677.10	PV
247	1039.24	178477.80	2185682.09	PV
248	1039.04	178475.87	2185787.07	PV
249	1039.75	178478.57	2185887.06	PV
250	1039.76	178507.59	2185951.64	PV
251	1038.47	178447.61	2185952.74	PV

TABLE LEGEND

BLDG	BUILDING
FG	FINISH GRADE
MEPV	MATCH EXISTING PAVEMENT
PV	PAVEMENT
SW	SIDEWALK
SWLE	SWALE
TC	TOP OF CURB

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE PADS
- PROPOSED SIDEWALK
- CG-1 CURB AND GUTTER

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY
JCCC
30332-30534 W 191 ST
EDGERTON, KS

Johnson County Community College

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

Brian Lee Taliaferro, 2016, 11/28/2023, Kansas, Professional Engineer

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

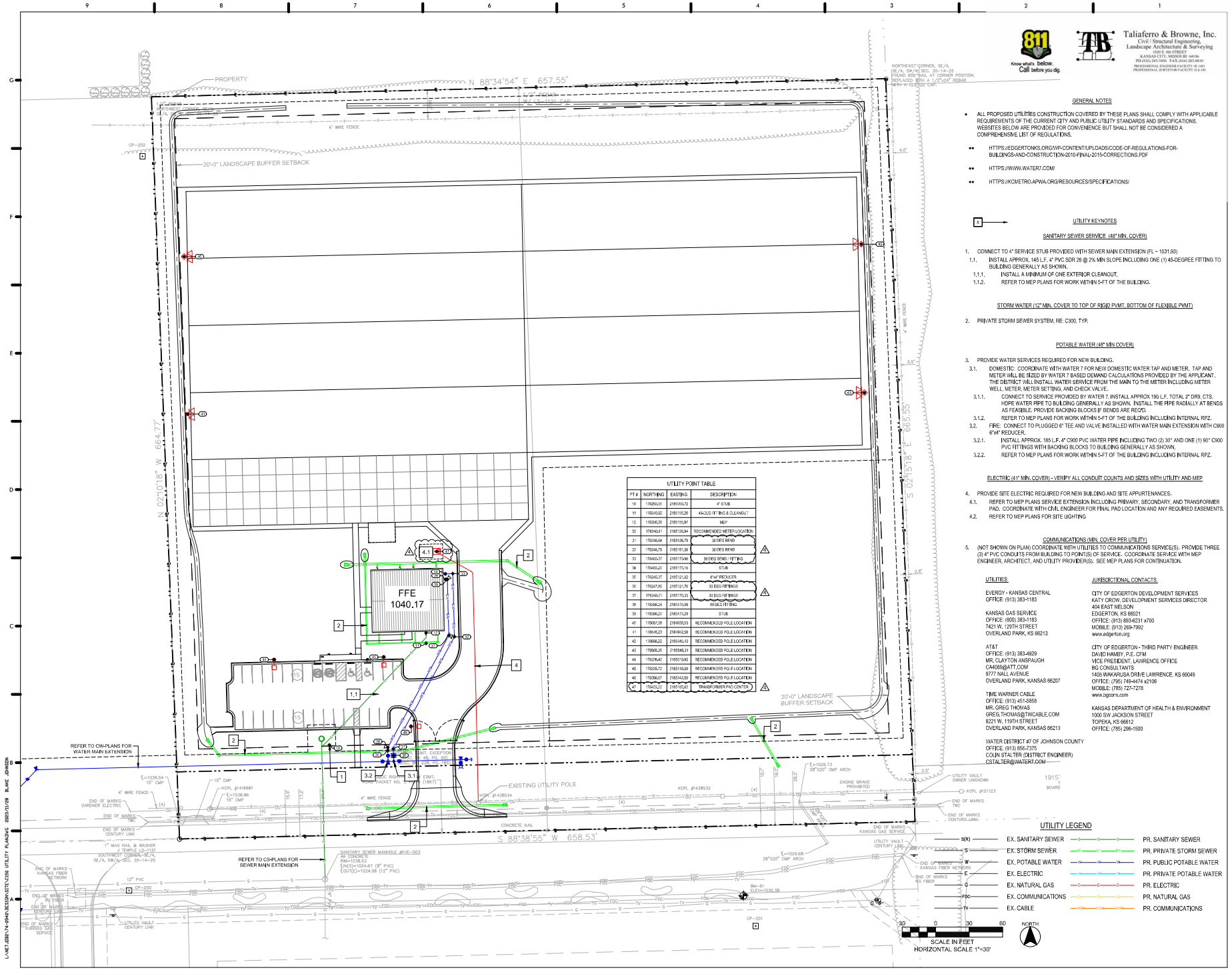
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
PAVING PLAN

Sheet Number
C130

L:\NET_JOBS\74-4949-DESIGN\SITE\C130 PAVING PLAN.DWG 2023/11/29 BLAKE JOHNSON



UTILITY POINT TABLE

PT #	NORTHING	EASTING	DESCRIPTION
10	1782520.25	2185309.72	4" STUB
11	1783105.20	2185105.20	45-DEG FITTING & CLEANOUT
12	1783295.39	2185105.97	MEP
30	1783403.61	2185126.84	RECOMMENDED METER LOCATION
31	1783468.64	2185126.79	30 DEG BEND
32	1783468.79	2185181.26	30 DEG BEND
33	1784003.27	2185179.96	90 DEG BEND / FITTING
34	1784003.20	2185173.16	STUB
35	1782405.17	2185121.82	4"x4" REDUCER
36	1782477.80	2185121.76	30 DEG FITTINGS
37	1783405.21	2185175.33	30 DEG FITTINGS
38	1783686.24	2185175.08	90 DEG FITTING
39	1783686.20	2185173.29	STUB
40	1785617.28	2184839.53	RECOMMENDED POLE LOCATION
41	1785445.23	2184941.98	RECOMMENDED POLE LOCATION
42	1785666.22	2185045.43	RECOMMENDED POLE LOCATION
43	1785665.35	2185548.31	RECOMMENDED POLE LOCATION
44	1783276.42	2185019.80	RECOMMENDED POLE LOCATION
45	1783276.72	2185118.09	RECOMMENDED POLE LOCATION
46	1783266.27	2185142.59	RECOMMENDED POLE LOCATION
47	1784025.22	2185185.80	TRANSFORMER PAD CENTER

GENERAL NOTES

- ALL PROPOSED UTILITIES CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT CITY AND PUBLIC UTILITY STANDARDS AND SPECIFICATIONS. WEBSITES BELOW ARE PROVIDED FOR CONVENIENCE BUT SHALL NOT BE CONSIDERED A COMPREHENSIVE LIST OF REGULATIONS.
  - HTTPS://EDGERTONKS.ORG/WP-CONTENT/UPLOADS/CODE-OF-REGULATIONS-FOR-BUILDINGS-AND-CONSTRUCTION-2010-FINAL-2015-CORRECTIONS.PDF
  - HTTPS://WWW.WATER7.COM/
  - HTTPS://KCMETRO.APWA.ORG/RESOURCES/SPECIFICATIONS/

UTILITY KEYNOTES

SANITARY SEWER SERVICE (48" MIN. COVER)

1. CONNECT TO 4" SERVICE STUB PROVIDED WITH SEWER MAIN EXTENSION (FL = 1031.93)
   - 1.1. INSTALL APPROX. 145 L.F. 4" PVC SDR 26 @ 2% MIN SLOPE INCLUDING ONE (1) 45-DEGREE FITTING TO BUILDING GENERALLY AS SHOWN.
     - 1.1.1. INSTALL A MINIMUM OF ONE EXTERIOR CLEANOUT.
     - 1.1.2. REFER TO MEP PLANS FOR WORK WITHIN 5-FT OF THE BUILDING.

STORM WATER (12" MIN. COVER TO TOP OF RIGID PVMT, BOTTOM OF FLEXIBLE PVMT)

2. PRIVATE STORM SEWER SYSTEM. RE: C300, TYP.

POTABLE WATER (48" MIN COVER)

3. PROVIDE WATER SERVICES REQUIRED FOR NEW BUILDING.
   - 3.1. DOMESTIC: COORDINATE WITH WATER 7 FOR NEW DOMESTIC WATER TAP AND METER. TAP AND METER WILL BE SIZED BY WATER 7 BASED DEMAND CALCULATIONS PROVIDED BY THE APPLICANT. THE DISTRICT WILL INSTALL WATER SERVICE FROM THE MAIN TO THE METER INCLUDING METER WELL, METER, METER SETTING, AND CHECK VALVE.
     - 3.1.1. CONNECT TO SERVICE PROVIDED BY WATER 7. INSTALL APPROX 190 L.F. TOTAL 2" DR9, CTS, HDPE WATER PIPE TO BUILDING GENERALLY AS SHOWN. INSTALL THE PIPE RADIALLY AT BENDS AS FEASIBLE. PROVIDE BACKING BLOCKS IF BENDS ARE REQ'D.
     - 3.1.2. REFER TO MEP PLANS FOR WORK WITHIN 5-FT OF THE BUILDING INCLUDING INTERNAL RPZ.
   - 3.2. FIRE: CONNECT TO PLUGGED 6" TEE AND VALVE INSTALLED WITH WATER MAIN EXTENSION WITH C900 6"x4" REDUCER.
     - 3.2.1. INSTALL APPROX. 185 L.F. 4" C900 PVC WATER PIPE INCLUDING TWO (2) 30° AND ONE (1) 90° C900 PVC FITTINGS WITH BACKING BLOCKS TO BUILDING GENERALLY AS SHOWN.
     - 3.2.2. REFER TO MEP PLANS FOR WORK WITHIN 5-FT OF THE BUILDING INCLUDING INTERNAL RPZ.

ELECTRIC (41" MIN. COVER) - VERIFY ALL CONDUIT COUNTS AND SIZES WITH UTILITY AND MEP

4. PROVIDE SITE ELECTRIC REQUIRED FOR NEW BUILDING AND SITE APPURTENANCES.
   - 4.1. REFER TO MEP PLANS SERVICE EXTENSION INCLUDING PRIMARY, SECONDARY, AND TRANSFORMER PAD. COORDINATE WITH CIVIL ENGINEER FOR FINAL PAD LOCATION AND ANY REQUIRED EASEMENTS.
   - 4.2. REFER TO MEP PLANS FOR SITE LIGHTING

COMMUNICATIONS (MIN. COVER PER UTILITY)

5. (NOT SHOWN ON PLAN) COORDINATE WITH UTILITIES TO COMMUNICATIONS SERVICE(S). PROVIDE THREE (3) 4" PVC CONDUITS FROM BUILDING TO POINT(S) OF SERVICE. COORDINATE SERVICE WITH MEP ENGINEER, ARCHITECT, AND UTILITY PROVIDER(S). SEE MEP PLANS FOR CONTINUATION.

UTILITIES:

EVERGY - KANSAS CENTRAL
OFFICE: (913) 383-1183

KANSAS GAS SERVICE
OFFICE: (800) 383-1183
7421 W. 129TH STREET
OVERLAND PARK, KS 66213

AT&T
OFFICE: (913) 383-4929
MR. CLAYTON ANSPAUGH
CA4089@ATT.COM
9777 NALL AVENUE
OVERLAND PARK, KANSAS 66207

TIME WARNER CABLE
OFFICE: (913) 451-5858
MR. GREG THOMAS
GREG.THOMAS@TWCABLE.COM
8221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213

WATER DISTRICT #7 OF JOHNSON COUNTY
OFFICE: (913) 859-7375
COLIN STALTER (DISTRICT ENGINEER)
CSTALTER@WATER7.COM

JURISDICTIONAL CONTACTS:

CITY OF EDGERTON DEVELOPMENT SERVICES
KATY CROW, DEVELOPMENT SERVICES DIRECTOR
404 EAST NELSON
EDGERTON, KS 66021
OFFICE: (913) 893-6231 x700
MOBILE: (913) 269-7992
www.edgerton.org

CITY OF EDGERTON - THIRD PARTY ENGINEER
DAVID HAMBY, P.E. CFM
VICE PRESIDENT, LAWRENCE OFFICE
BG CONSULTANTS
1405 WAKARUSA DRIVE LAWRENCE, KS 66049
OFFICE: (785) 748-4474 x2106
MOBILE: (785) 727-7278
www.bgcons.com

KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT
1000 SW JACKSON STREET
TOPEKA, KS 66612
OFFICE: (785) 296-1500

UTILITY LEGEND

S(ø)	EX. SANITARY SEWER	PR. SANITARY SEWER	
S	EX. STORM SEWER	PR. PRIVATE STORM SEWER	
W	EX. POTABLE WATER	PR. PUBLIC POTABLE WATER	
E	EX. ELECTRIC	PR. PRIVATE POTABLE WATER	
G	EX. NATURAL GAS	PR. ELECTRIC	
FOC	EX. COMMUNICATIONS	PR. NATURAL GAS	
tv	EX. CABLE	PR. COMMUNICATIONS	

SCALE IN FEET
HORIZONTAL SCALE 1"=30'

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

Know what's below. Call before you dig.

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY JCCC

30332-30534 W 191 ST
EDGERTON, KS

JOHNSON COUNTY COMMUNITY COLLEGE

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

BRETT A. BROWN
NUMBER 19416
11/28/2023
KANSAS PROFESSIONAL ENGINEER

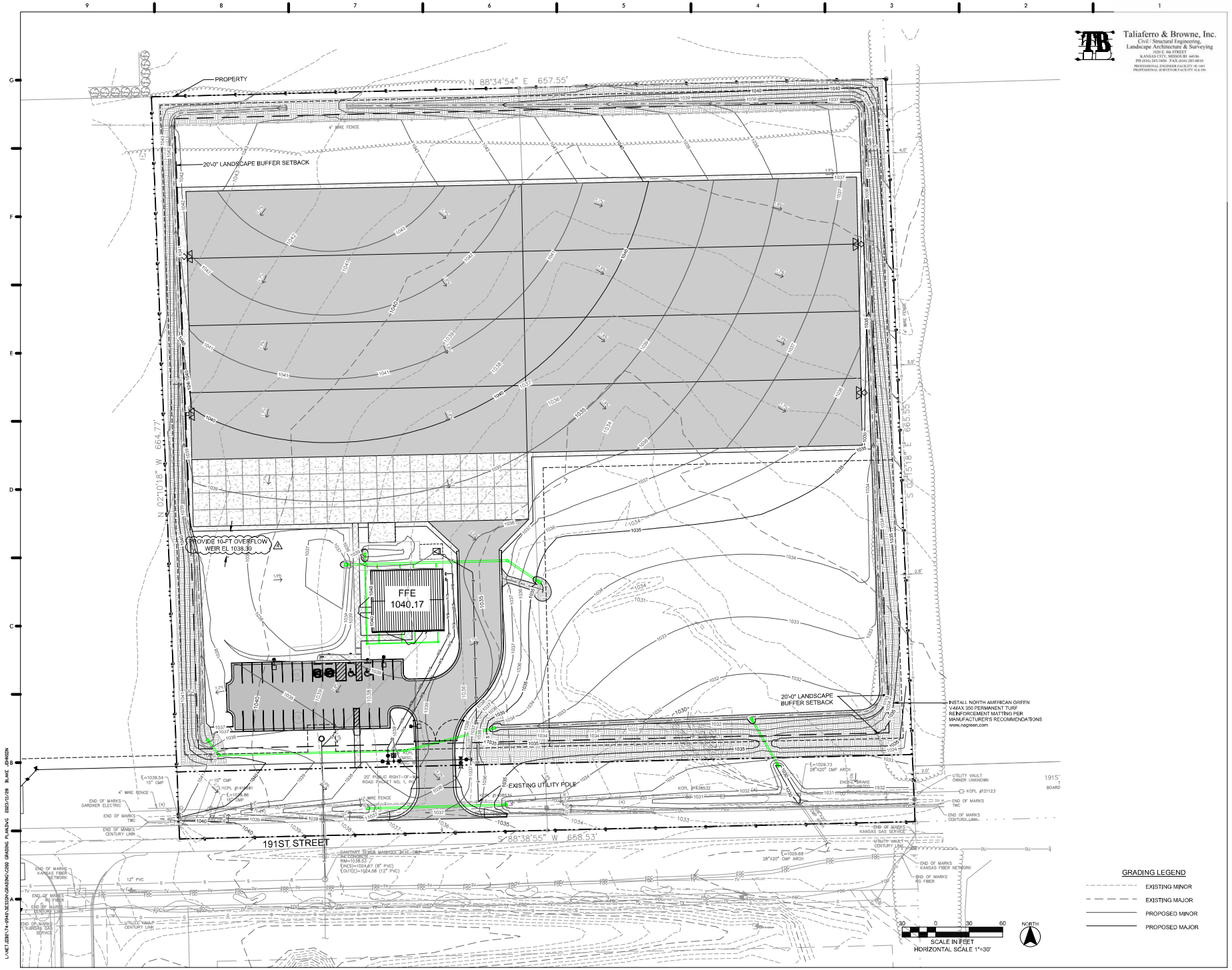
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
UTILITY PLAN

Sheet Number
C150



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACLITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

BRETON R. BROWNE
19416
11/28/2023
KANSAS PROFESSIONAL ENGINEER

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

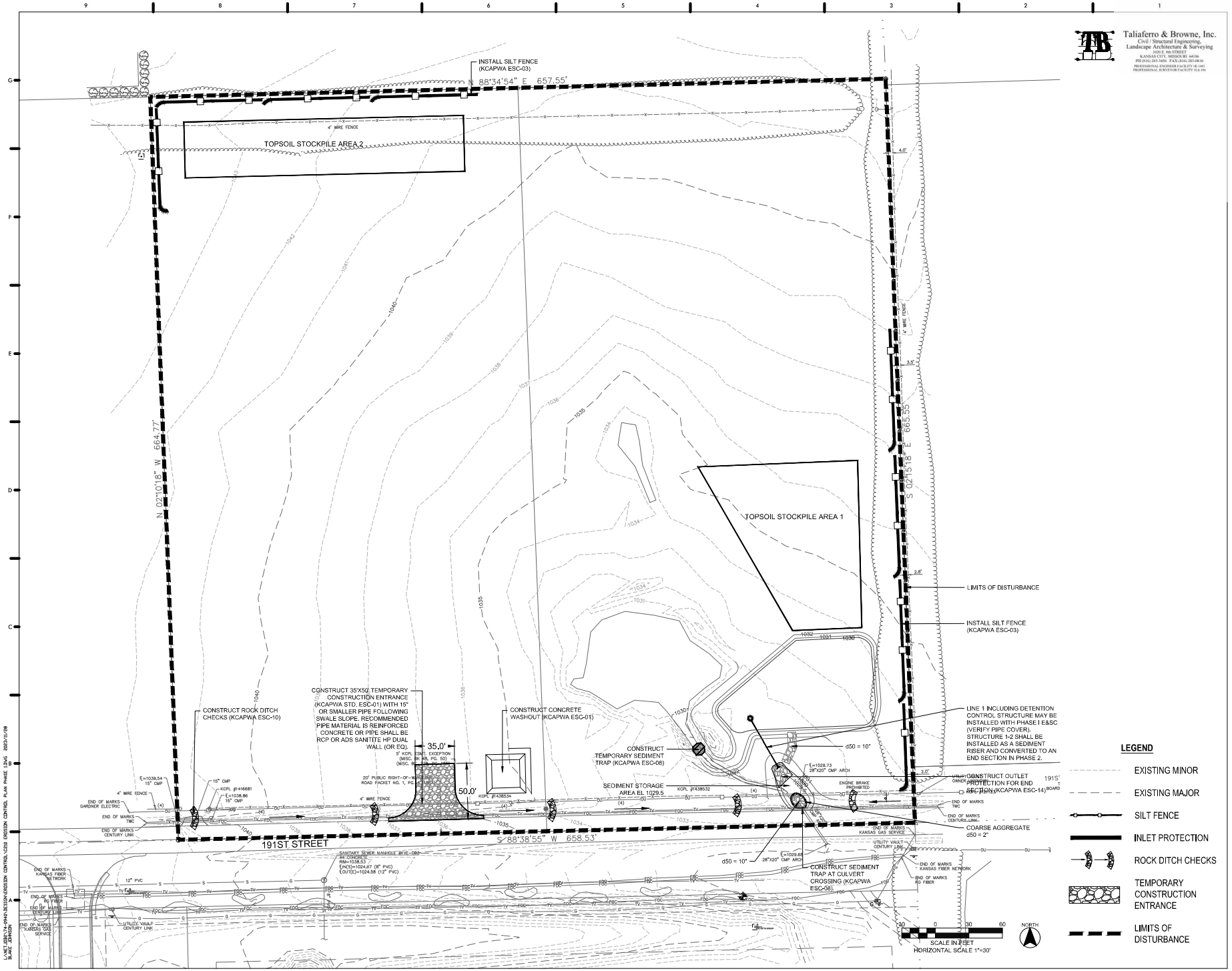
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
GRADING PLAN

Sheet Number
C200

L:\NET-LIB\174-PWP\DESIGN\GRADING\C200 GRADING PLAN.dwg 2023/11/28 BLAKE.JOHNSON



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACLITIY JCCC

30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

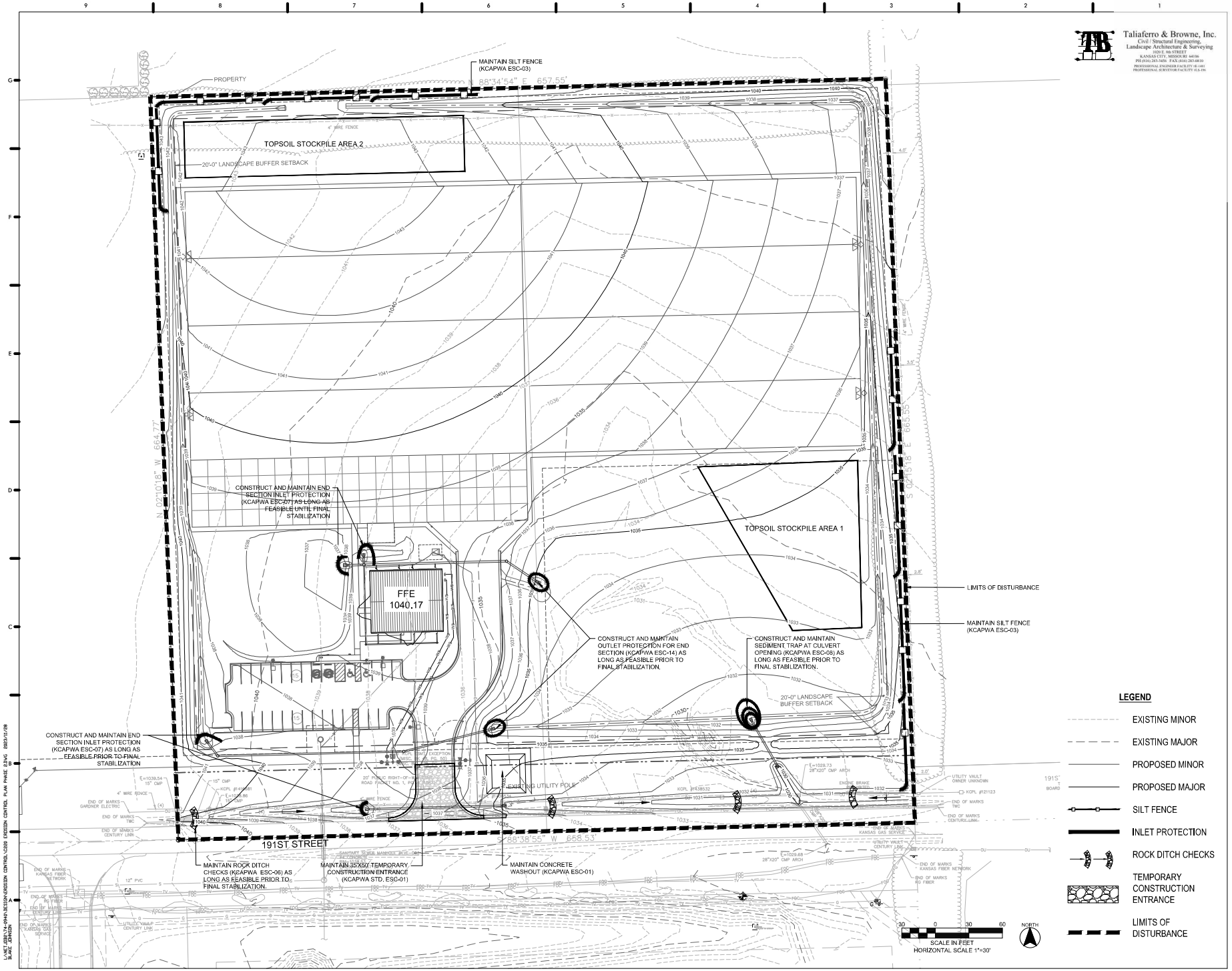
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
EROSION CONTROL PLAN PHASE 1

Sheet Number
C210



Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

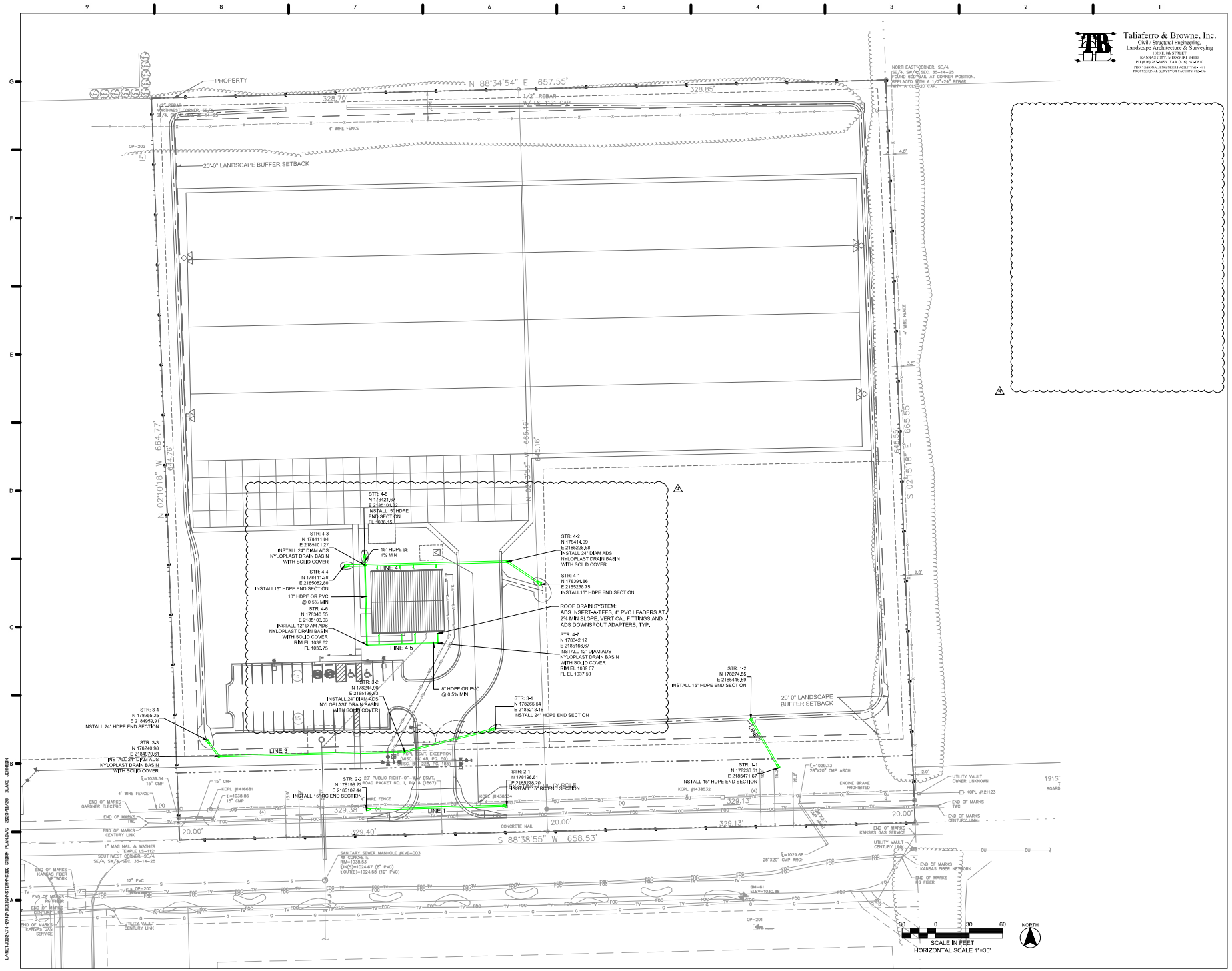
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
EROSION CONTROL PLAN PHASE 2

Sheet Number
C220



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-8800 FAX (816) 283-8810
PROFESSIONAL ENGINEER FACILITY #04101
PROFESSIONAL SURVEYOR FACILITY #E-106

1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

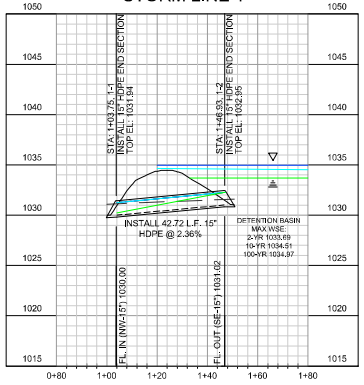
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

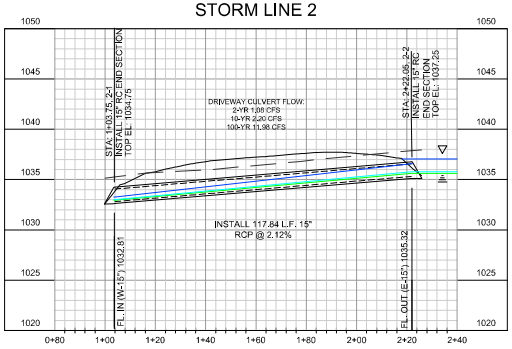
Sheet Name
STORM PLAN

Sheet Number
C300

STORM LINE 1



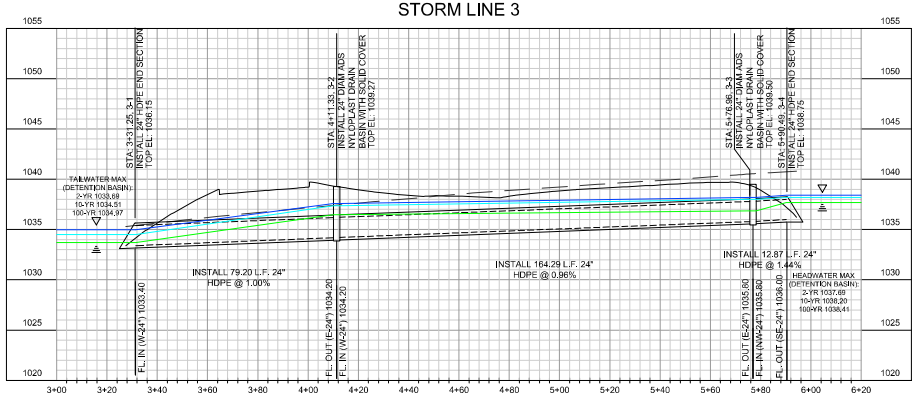
STORM LINE 2



LEGEND

- PROPOSED SURFACE
- EXISTING SURFACE
- 2-YEAR STORM HGL
- 10-YEAR STORM HGL
- 100-YEAR STORM HGL

STORM LINE 3



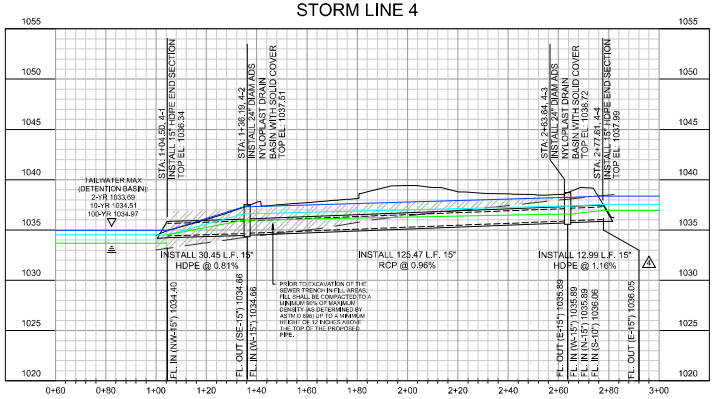
HGLs AND WSEs ARE OUTPUTS FROM A HYDRODYNAMIC STORM WATER MODEL CREATED WITHIN AUTODESK STORM AND SANITARY ANALYSIS 2021.

SYSTEM WAS MODELED USING TR-55 METHODOLOGY WITH THE FOLLOWING STORM WATER DEPTHS IN ACCORDANCE WITH NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES FOR KANSAS :

100-YR (1%) EVENT: 8.41 INCHES
10-YR (10%) EVENT: 5.43 INCHES
2-YR (50%) EVENT: 3.60 INCHES

A COPY OF THE MODEL INPUTS AND OUTPUTS ARE PROVIDED WITHIN THE APPENDIX OF THE STORM WATER MEMORANDUM FILED IN SUPPORT OF THIS PROJECT.

STORM LINE 4



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY
JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400



FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

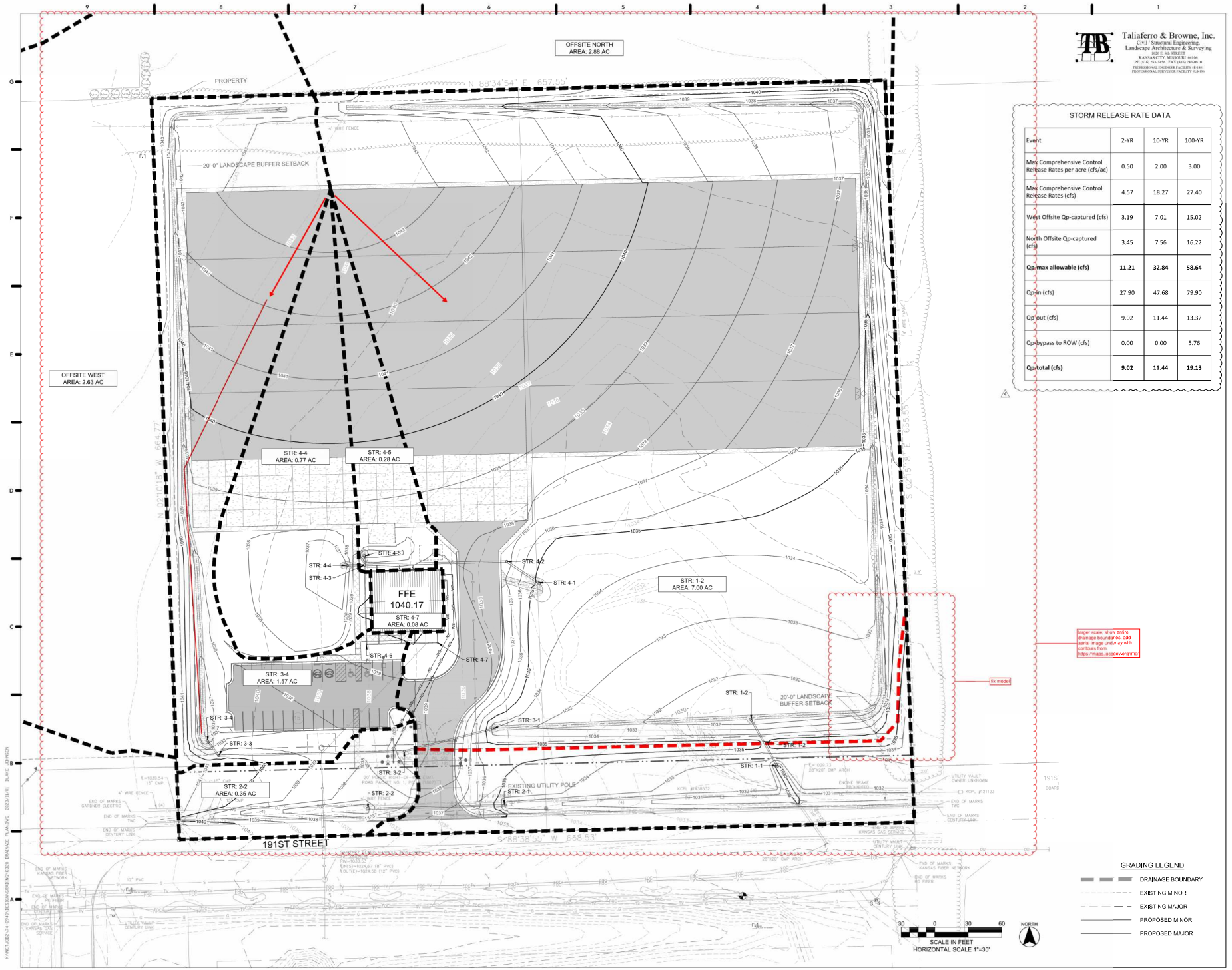
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFD	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
STORM PROFILES

Sheet Number
C310

L:\NET.JOBS\174-PWP\DESIGN\STORM\C310_STORM PROFILES.DWG 2023/11/28 BLAKE JOHNSON



GRADING LEGEND

- DRAINAGE BOUNDARY
- EXISTING MINOR
- EXISTING MAJOR
- PROPOSED MINOR
- PROPOSED MAJOR

SCALE IN FEET
HORIZONTAL SCALE 1"=30'

NORTH

STORM RELEASE RATE DATA

Event	2-YR	10-YR	100-YR
Max Comprehensive Control Release Rates per acre (cfs/ac)	0.50	2.00	3.00
Max Comprehensive Control Release Rates (cfs)	4.57	18.27	27.40
West Offsite Qp-captured (cfs)	3.19	7.01	15.02
North Offsite Qp-captured (cfs)	3.45	7.56	16.22
Qp-max allowable (cfs)	**11.21**	**32.84**	**58.64**
Qp-in (cfs)	27.90	47.68	79.90
Qp-out (cfs)	9.02	11.44	13.37
Qp-bypass to ROW (cfs)	0.00	0.00	5.76
Qp-total (cfs)	**9.02**	**11.44**	**19.13**

Taliaferro & Browne, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACLITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

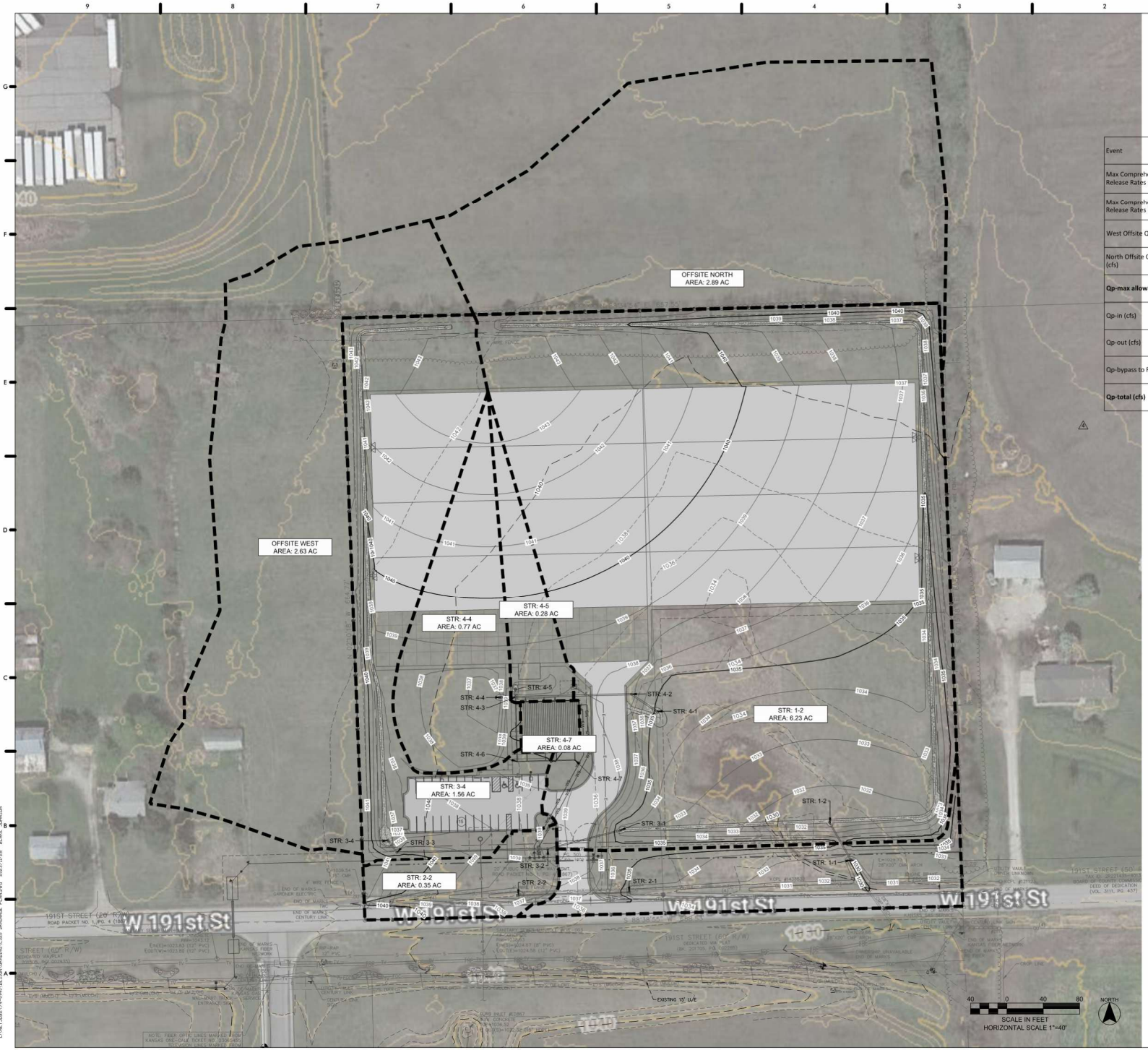
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	IFC	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023

Project Number 23029100

Sheet Name
DRAINAGE PLAN

Sheet Number
C320



Taliaferro & Browne, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
ENGINEERING #: ENGINEERING FACILITY OF: A-1443
PROFESSIONAL SURVEYOR FACILITY #LS-186

STORM RELEASE RATE DATA

Event	2-YR	10-YR	100-YR
Max Comprehensive Control Release Rates per acre (cfs/ac)	0.50	2.00	3.00
Max Comprehensive Control Release Rates (cfs)	4.57	18.27	27.40
West Offsite Qp-captured (cfs)	6.51	12.09	22.33
North Offsite Qp-captured (cfs)	6.97	12.93	23.88
Qp-max allowable (cfs)	**18.05**	**43.29**	**73.61**
Qp-in (cfs)	35.80	59.08	99.85
Qp-out (cfs)	7.91	13.24	19.10
Qp-bypass to ROW (cfs)	0.00	0.81	11.62
Qp-total (cfs)	**7.91**	**14.05**	**30.72**

GRADING LEGEND

- DRAINAGE BOUNDARY
- EXISTING MINOR
- EXISTING MAJOR
- PROPOSED MINOR
- PROPOSED MAJOR

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACLITIY JCCC

30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p-

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

BRYCE P. BROWNE
19416
11/28/2023
KANSAS
PROFESSIONAL ENGINEER

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

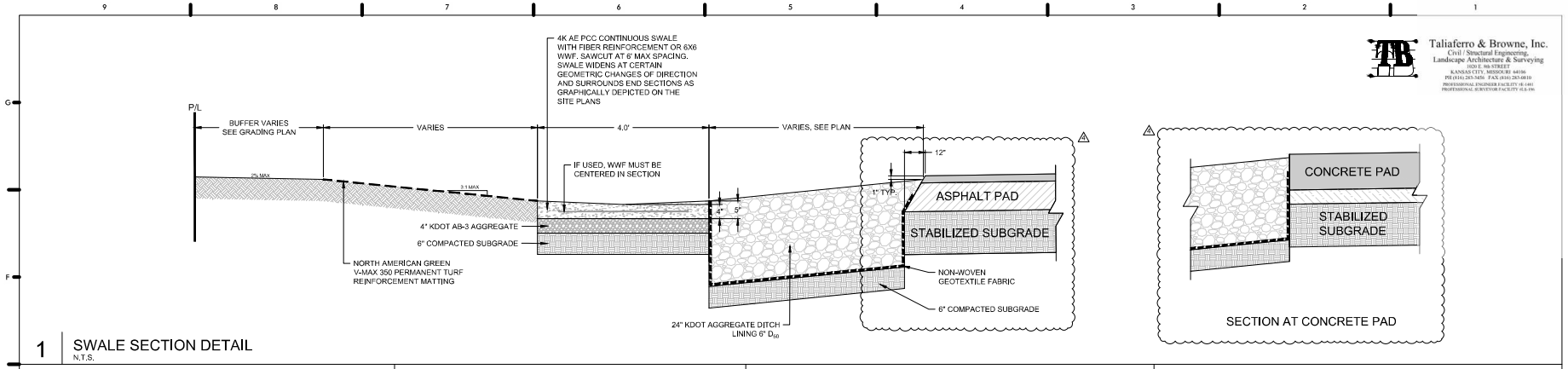
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

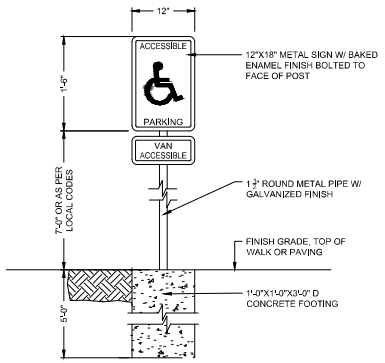
Sheet Name
DRAINAGE PLAN

Sheet Number
C320

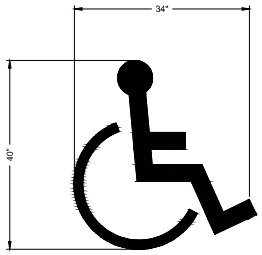
L:\NET_JOBS\23-4944\DESIGN\GRADING\C320 DRAINAGE PLAN.DWG 2023/10/19 BLAKE_JOHNSON



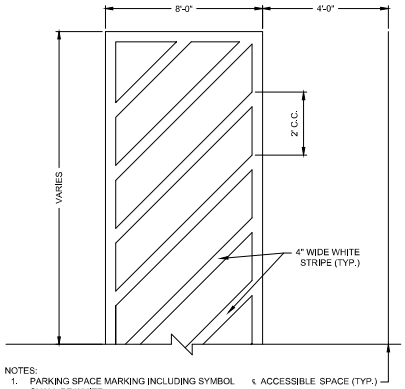
1 SWALE SECTION DETAIL
N.T.S.



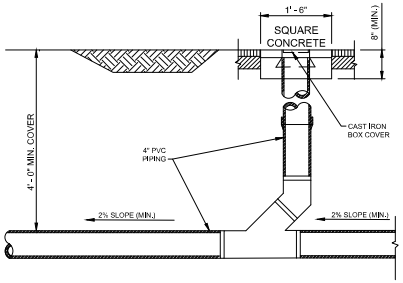
2 ADA PARKING SIGN DETAIL
N.T.S.



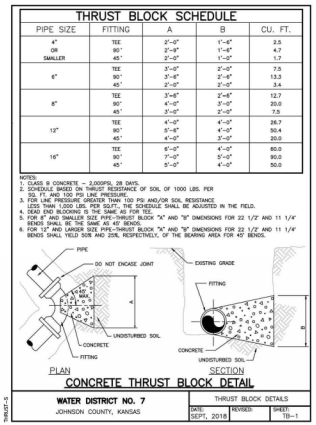
3 ADA PAVEMENT MARKING SYMBOL
N.T.S.



4 ADA STRIPING DETAIL
N.T.S.



5 SEWER CLEANOUT
N.T.S.


THRUST BLOCK SCHEDULE

PIPE SIZE	FITTING	A	B	CU. FT.
4" OR SMALLER	TEE	2'-0"	1'-6"	2.5
	90°	2'-0"	1'-6"	4.7
	45°	2'-0"	1'-0"	1.7
6"	TEE	3'-0"	2'-0"	7.5
	90°	3'-6"	2'-6"	13.3
	45°	2'-0"	2'-0"	3.4
8"	TEE	3'-6"	2'-6"	12.7
	90°	4'-0"	3'-0"	20.0
	45°	3'-0"	2'-0"	7.5
12"	TEE	4'-0"	4'-0"	26.7
	90°	5'-6"	4'-0"	50.4
	45°	4'-0"	3'-0"	20.0
16"	TEE	6'-0"	4'-0"	60.0
	90°	7'-0"	5'-0"	90.0
	45°	5'-0"	4'-0"	50.0

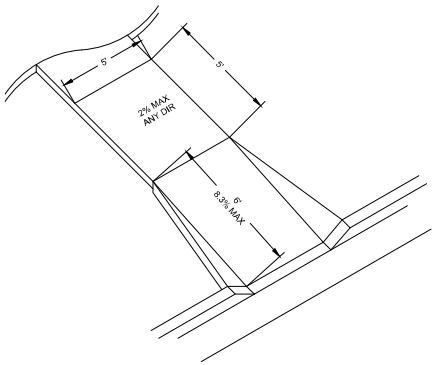
NOTES:
1. CLASS B CONCRETE — 2,000PSI, 28 DAYS.
2. SCHEDULE BASED ON THRUST RESISTANCE OF SOIL OF 1000 LBS. PER SQ. FT. AND 100 PSI LINE PRESSURE.
3. FOR LINE PRESSURE GREATER THAN 100 PSI AND/OR SOIL RESISTANCE LESS THAN 1,000 LBS. PER SQ.FT., THE SCHEDULE SHALL BE ADJUSTED IN THE FIELD.
4. ALL BEARING AREAS ARE TO UNDISTURBED SOIL.
5. FOR 8" AND SMALLER SIZE PIPE—THRUST BLOCK "A" AND "B" DIMENSIONS FOR 22 1/2° AND 11 1/4° BENDS SHALL BE THE SAME AS 45° BENDS.
6. FOR 12" AND LARGER SIZE PIPE—THRUST BLOCK "A" AND "B" DIMENSIONS FOR 22 1/2° AND 11 1/4° BENDS SHALL YIELD 50% AND 25%, RESPECTIVELY, OF THE BEARING AREA FOR 45° BENDS.

CONCRETE THRUST BLOCK DETAIL

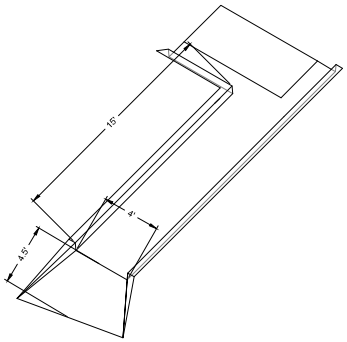
WATER DISTRICT NO. 7
JOHNSON COUNTY, KANSAS

THRUST BLOCK DETAILS
DATE: SEPT, 2018
REVISED:
SHEET: TB-1

6 BACKING BLOCK DETAIL
N.T.S.



7 SIDEWALK RAMP DETAIL
N.T.S.



7 RUNOFF RAMP DETAIL
N.T.S.

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1401
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY
JCCC
30332-30534 W 191 ST
EDGERTON, KS

JOHNSON COUNTY COMMUNITY COLLEGE

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400



FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

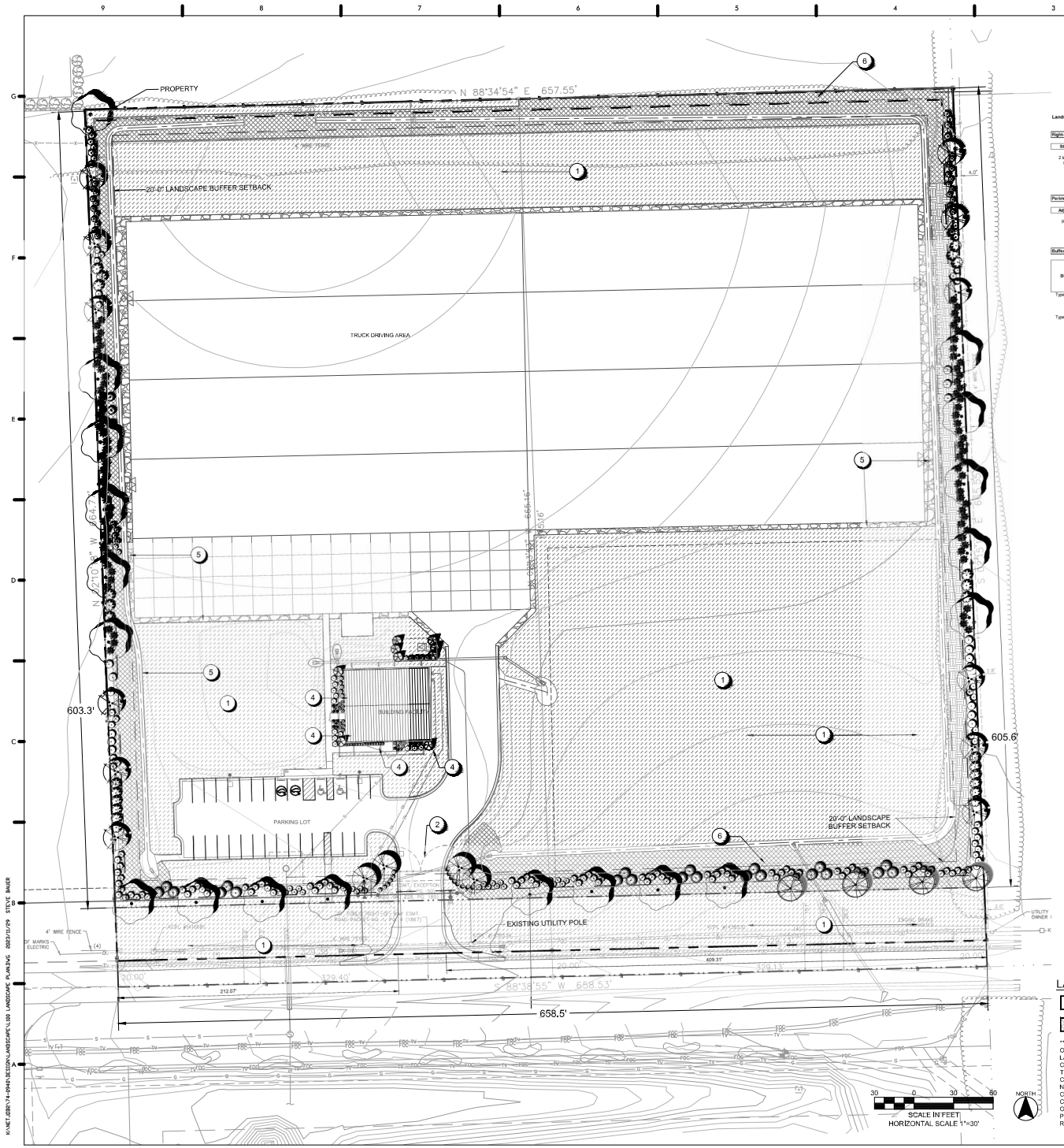
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
DETAILS SHEET

Sheet Number
C400

L:\NET JOBS\74-094\01_DESIGN\SITE\C400_DETAILS_SHEET.DWG 2023/11/29 BLAKE JOHNSON



Landscape Standards

Right-of-Way Buffer Requirements

Street Type	Buffer Width	No. of Trees Required	Required	Shown
2 lane / 4 Lane Undivided	10 Feet	1 tree per 50 LF of ROW Frontage	13	14

Perimeter Landscape Buffer Requirements

Adjacent Use	Required Buffer	Width	Min. Screen Ht.
Residential	Type 4	20 Feet	6 Feet

Buffer Planting Standards

Buffer Type	Plant Type	Max. Spacing at Installation	Min. Ht./Caliper Inches at Installation	Min. Percentage of Landscape Buffer with Buffer Area	Min. Height at Maturity	Required	Shown
Type 4 Perimeter Buffer	Canopy Tree / Evergreen **	50 Feet	12 Feet / 2.5 Caliper	1	25 Feet	West side 603.32' / 1 tree per 50 = 12 East side 605.32' / 1 tree per 50 = 12	12 12
Type 4 Perimeter Buffer	Hedge / Shrub Evergreen**	48 Inches	24 Inches	1	36 inches	West side 603.32' / 1 shrub every 48" = 151 East side 605.32' / 1 shrub every 48" = 151	135 135

PLANT SCHEDULE ENTIRE LANDSCAPE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES				
	Acer campestre / Hedge Maple	B & B	2.5"Cal	
	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	
	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal	
EVERGREEN TREES				
	Juniperus chinensis 'Perfecta' / Perfecta Juniper	B & B		6'-7" HT
ORNAMENTAL TREES				
	Cercis canadensis / Eastern Redbud	B & B	2.5"Cal	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REL.D2	REL.D3
BROAD LEAFED EVERGREENS				
	Viburnum carlesii / Korean Spice Viburnum	5 gal	CONT	
	Viburnum rhytidophyllum / Leatherleaf Viburnum	5 gal	CONT	
	Viburnum x pragense / Prague Viburnum	5 gal	CONT	
DECIDUOUS SHRUBS				
	Itea virginica 'Sprich' TM / Little Henry Sweetspire	5 gal	CONT.	
	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark	5 gal	CONT.	
	Physocarpus opulifolius 'Little Devil TM / Little Devil Dwarf Ninebark	3 gal	CONT	
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	CONT	
EVERGREEN SHRUBS				
	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal	CONT.	
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	CONT	
	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal	CONT	
ORNAMENTAL GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	CONT	
	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	5 gal	CONT	
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	3 gal	CONT	
	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	2 gal	CONT	
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	CONT	
SYMBOL	BOTANICAL / COMMON NAME	CONT	REL.D2	REL.D3
SEED				
	Festuca arundinacea Blend / Turf Tall Fescue	seed		

LANDSCAPE LEGEND:

FESCUE GRASS SEED

FESCUE GRASS SEED
TURF REINFORCEMENT MATTING
(RE: CIVIL PLANS FOR SPECIFICATIONS)

CONTRACTOR MAY SUBMIT A NATIVE SEED MIX IN LIEU OF THE FESCUE GRASS SEED AS COORDINATED WITH LANDSCAPE ARCHITECT, JCCC, AND GENERAL CONTRACTOR. SEED MIX SHALL ANTICIPATE THE SITE'S TEMPERATE MODERATE CLIMATE CONDITION, CONTAINING A MIX OF WARM- AND COOL-SEASON NATIVE GRASSES AND POTENTIALLY WILDFLOWERS IF COORDINATED AND APPROVED. THE SEED MIX SHALL CONTAIN ANNUAL RYEGRASS AND WILL BE LIMITED TO ONLY THE FALL PLANTING SEASON. AN ESTABLISHMENT PLAN AND SCHEDULE SHALL BE SUBMITTED FOR REVIEW.

REFERENCE_NOTES_SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	FESCUE GRASS SEED		
2	NEW GATE		
3	DECORATIVE HARDWOOD MULCH		
4	RIP-RAP		
5	TURF REINFORCEMENT MATTING		

Taliaferro & Browne, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEER FACILITY #E-1461
PROFESSIONAL SURVEYOR FACILITY #LS-196

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY

JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
P:

ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

STEVEN J. BAUER
462
11-28-23
KANSAS
LANDSCAPE ARCHITECT

No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
LANDSCAPE PLAN

Sheet Number
L100

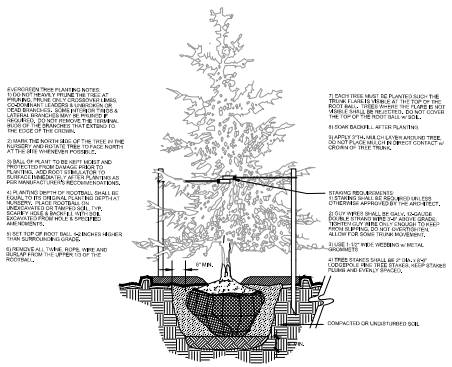
K:\NET_JOBS\23-0949-DESIGN\LANDSCAPE\L100_LANDSCAPE_PLAN.DWG 2023/11/29 STEVE BAUER

SYMBOL	QTY	UNIT	REMARKS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	Percentage of Total Plants (No single species of tree or plant material shall comprise more than 33% of the cumulative total of plants on a site.)
DECIDUOUS TREES								
	12	ea	25 HT & 25 SP	Acer campestre / Hedge Maple	B & B	2.5"Cal		27%
	12	ea	50 HT & 50 SP	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		27%
	8	ea	40 HT & 50 SP	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal		18%
EVERGREEN TREES								
	9	ea	15 HT & 6-8 SP	Juniperus chinensis 'Perfecta' / Perfecta Juniper	B & B		6'-7' HT	20%
ORNAMENTAL TREES								
	4	ea	20 - 30 HT & 25 - 30 SP	Cercis canadensis / Eastern Redbud	B & B	2.5"Cal		9%
Total Trees	45							
BROAD-LEAFED EVERGREENS								
	25	ea	8' HT x 8' SP.	Viburnum rhytidophyllum / Leatherleaf Viburnum	5 gal	CONT		20%
	34	ea	10' HT x 10' SP	Viburnum x pragense / Prague Viburnum	5 gal	CONT.		28%
	34	ea	4' HT x 5' SP.	Viburnum carlesii / Korean Spice Viburnum	5 gal	CONT		28%
DECIDUOUS SHRUBS	15	ea	3' HT x 3' SP	Itea virginica 'Sprich' TM / Little Henry Sweetspire	5 gal.	CONT.		12%
	3	ea	3' HT x 3' SP	Physocarpus opulifolius 'Little Devil' TM / Little Devil Dwarf Ninebark	3 gal	CONT		2%
	12	ea	7' - 9' HT. & SP.	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	CONT		10%
Total Shrubs	123							
ORNAMENTAL GRASSES	15	ea	36"-30" HT. & SP.	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	CONT		9%
	60	ea	60" HT x 48" SP.	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	5 gal	CONT		36%
	64	ea	48" - 24" HT. & SP.	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	3 gal	CONT		38%
	13	ea	20"-24" HT. & SP.	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	2 gal	CONT		8%
	15	ea	24" - 30" HT. & SP.	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	CONT		9%
Total Grasses	167							
SEED	172110 sf		Festuca arundulanacea Blend / Turf Tall Fescue		seed			

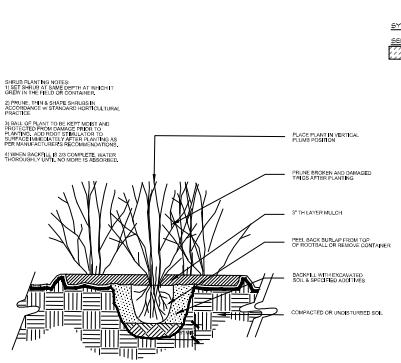
PLANT SCHEDULE ENTIRE LANDSCAPE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
	12	Acer campestre / Hedge Maple 25 HT & 25 SP	B & B	2.5"Cal	
	19	Quercus bicolor / Swamp White Oak 50 HT & 50 SP	B & B	2.5"Cal	
	4	Quercus muehlenbergii / Chinkapin Oak 40 HT & 50 SP	B & B	2.5"Cal	
EVERGREEN TREES					
	9	Juniperus chinensis 'Perfecta' / Perfecta Juniper 15 HT & 6-8 SP	B & B		6'-7' HT
ORNAMENTAL TREES					
	4	Cercis canadensis / Eastern Redbud 20 - 30 HT & 25 - 30 SP	B & B	2.5"Cal	

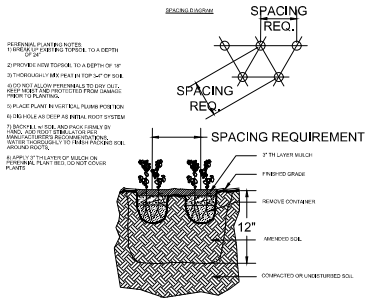
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
BROAD-LEAFED EVERGREENS					
	34	Viburnum carlesii / Korean Spice Viburnum 4' HT x 4' SP.	5 gal	CONT	
	24	Viburnum rhytidophyllum / Leatherleaf Viburnum 8' HT x 8' SP.	5 gal	CONT	
	19	Viburnum x pragense / Prague Viburnum 10' HT x 10' SP	5 gal	CONT	
DECIDUOUS SHRUBS					
	5	Itea virginica 'Sprich' TM / Little Henry Sweetspire	5 gal.	CONT.	
	24	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark 5' HT x 5' SP.	5 gal.	CONT.	
	3	Physocarpus opulifolius 'Little Devil' TM / Little Devil Dwarf Ninebark 3' HT x 3' SP.	3 gal	CONT	
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' - 6' HT., & SP.	5 gal.	CONT	
EVERGREEN SHRUBS					
	14	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal.	CONT.	
	21	Juniperus chinensis 'Sea Green' / Sea Green Juniper 9' HT x 5' SP	5 gal.	CONT	
	70	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 36" - 6' HT. & SP.	5 gal	CONT	
ORNAMENTAL GRASSES					
	15	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 36"-30" HT. & SP.	3 gal	CONT	
	89	Miscanthus sinensis 'Gracillimus' / Eulalia Grass 60" HT x 48" SP.	5 gal	CONT	
	64	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 48" - 24" HT. & SP.	3 gal	CONT	
	13	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem 20"-24" HT. & SP.	2 gal	CONT	
	15	Sporobolus heterolepis 'Tara' / Prairie Dropseed 24" - 30" HT. & SP.	1 gal	CONT	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
SEED	172,110 sf	Festuca arundulanacea Blend / Turf Tall Fescue	seed		



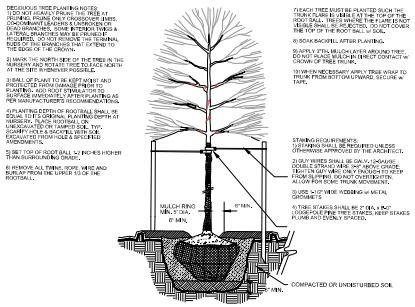
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE



3 CONTAINER PLANTING DETAIL
NOT TO SCALE



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE.
2. ALL PLANTING SPECIFICATIONS SHALL BE PER SPECIFICATION MANUAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ THE LANDSCAPE SPECIFICATIONS IN IT'S ENTIRETY AND RELATED SECTIONS TO PERFORM THE WORK. ANY QUESTIONS WITH THE PLANS OR SPECIFICATIONS SHALL BE ADDRESSED TO THE OWNER REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WILL ADDRESS EACH ONE AS REQUIRED.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL NOT COMMENCE LANDSCAPE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. LANDSCAPE WORK SHALL BEGIN AFTER THE OWNER HAS GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DEVIATION DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
5. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE GRADES AND CONDITION OF THE SITE PRIOR TO THE PLANTING OPERATIONS.
6. ALL SHRUBS AND ORNAMENTAL GRASS PLANTINGS SHALL BE LOCATED SO THAT MATURE SIZE REMAINS 1 FOOT FROM ADJACENT PEDESTRIAN OR VEHICULAR PAVEMENT.
7. CONTRACTOR SHALL LAYOUT ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS ACCORDING TO THE PLANS AND SPECIFICATIONS HEREIN.
9. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. THIS SYSTEM WILL NEED TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. THE SCHEMATIC IRRIGATION PLAN SHOWS AREAS TO BE IRRIGATED. THE NEW IRRIGATION ADDED MUST TIE INTO THE EXISTING IRRIGATION SYSTEM TO MAKE A COMPLETE IRRIGATION SYSTEM.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. ANY UNDERSIZED, BROKEN TWIGS, BRANCHES, DRY WEATHERED OR PARTIAL DEAD PLANTS WILL BE REJECTED. CONTRACTOR WILL REPLACE WITH SAME SPECIES AND WITHIN THE PLANTING SEASON.
11. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
12. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF DISEASES AND PESTS, OR TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. ALL DISTURBED LAWN AREAS SHALL BE FERTILIZED, SODDED WITH A TURF-TYPE TALL FESCUE GRASS SEED BLEND AND WATERED IN THOROUGHLY.
21. ALL PLANTING BEDS AND TREE DISHES, EXCEPT WHERE NOTED, SHALL BE MULCHED WITH 3 INCHES OF SHREDDED DYED DARK BROWN WITH NO WEED BARRIER FABRIC.
22. ALL PLANTING BEDS SHALL BE TREATED WITH THE PRE-EMERGENCE HERBICIDE TUPERSAN OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
23. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE OF THE OWNER IN WRITING.
25. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-8856 FAX (816) 283-8836
PROFESSIONAL ENGINEER FACILITY #A-1441
PROFESSIONAL SURVEYOR FACILITY #LS-106

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106

JCCC CDL TRAINING FACILITIY
JCCC
30332-30534 W 191 ST
EDGERTON, KS

OWNER:
JOHNSON COUNTY CC
12345 COLLEGE BLVD.
OVERLAND PARK, KS 66210
CONTACT:
p.
ARCHITECT:
JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
CONTACT: EVAN FOX
p. 816.719.3400

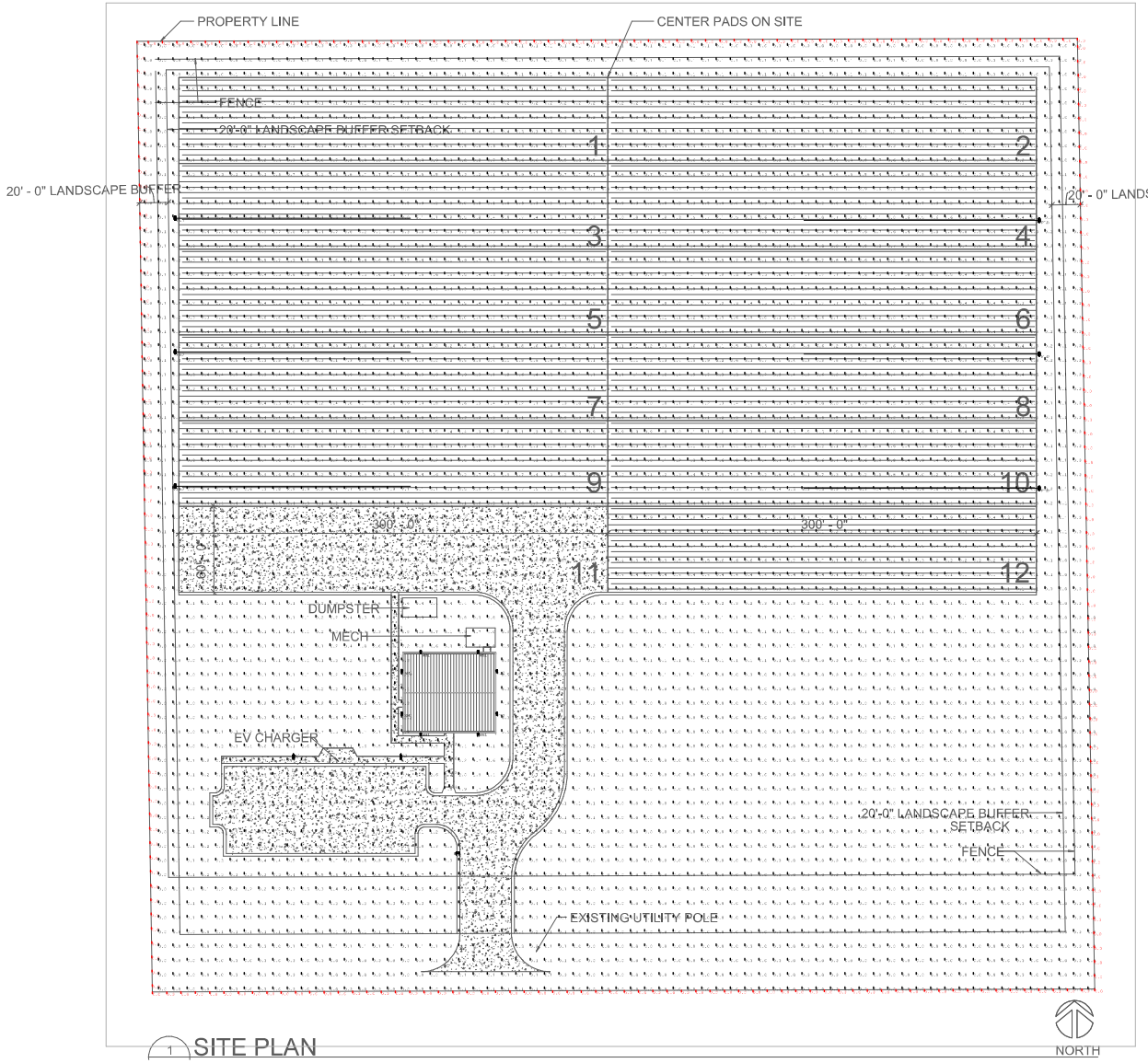
No.	Description	Date
1	DESIGN DEVELOPMENT	9/18/2023
2	BID	10/13/2023
3	PERMIT AND PLATTING	10/24/2023
4	ADDENDUM 01	11/03/2023
5	PLANNING REVIEW REVISIONS	11/28/2023

Project Number 23029100

Sheet Name
LANDSCAPE PLAN

Sheet Number
L100

K:\NET_JOBS\7X-PWA\DESIGN\LANDSCAPE\L100 LANDSCAPE PLAN.DWG 2023/11/29 STEVE BAUER



1 SITE PLAN

Scale: 1 inch= 80 Ft.

mercerzimmerman

Calc. Info	
Light Loss Factor	0.91
Calculation plane	0
Reflectances	50/20
Mounting height	60'/25'/12'

Calculated By: Kevin Hooey
Requested By:
Date: 11/28/2023
Scale: N/A

JCCC CDL Facility

Site Layout 10

DISCLAIMER:

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herin, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

AREA INFORMATION:

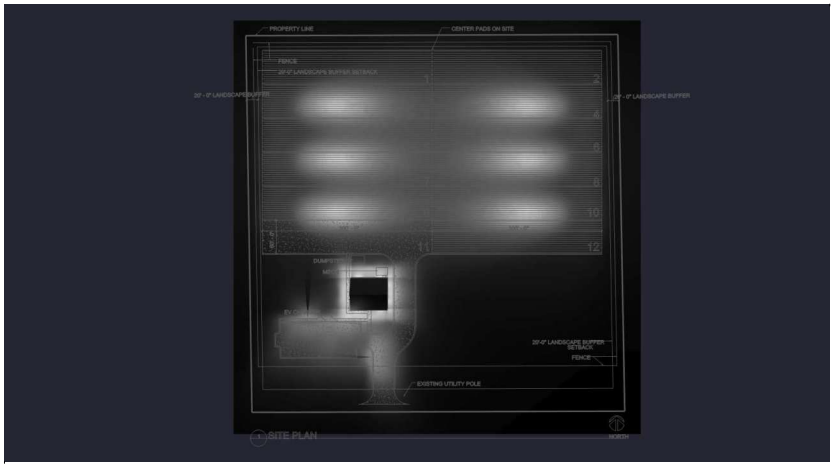
Area label :
Wall Height:
Mounting Height: 60'/25'/12'
Reflectences : Walls 50%, Floor 20%

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line East 5ft Workplane	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line North 5ft Workplane	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line South 5ft Workplane	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line West 5ft Workplane	Fc	0.00	0.0	0.0	N.A.	N.A.
Side Walk Surface	Fc	5.66	8.8	0.6	9.43	14.67
Site_Surface	Fc	0.94	12.4	0.0	N.A.	N.A.
Car Parking Surface	Fc	1.42	3.4	0.4	3.55	8.50
Entrance Surface	Fc	1.62	5.2	0.1	16.20	52.00
Pads Surface	Fc	1.48	8.4	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	[MANUFAC]	Description	Lum. Watts	Lum. Lumens	LLF
	6	FLD	SPECGRADELED	PEG-500-50K-15-V01	499.2	67224	0.910
	2	S1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALN-SA2C-750-U-T4FT	108	14107	0.910
	1	S2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALN-SA2C-750-U-T3	108	14020	0.910
	6	WM1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA1C-750-U-SL2	59	7399	0.910
	2	WM2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA1C-750-U-SL4	59	7177	0.910



mercerzimmerman

#	Date	Comments

Revisions

Calculated By: Kevin Hooey
Requested By:
Date:11/28/2023
Scale: N/A

JCCC CDL Facility

Site Layout 10

Project		Catalog #		Type	SA1 / SB1
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

BAA

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 5
- Control Options page 11

Product Certifications

ISO CERTIFIED · DLC LISTED [1] · DLC LISTED PREMIUM [1] · 3G VIB · IP66 · UL CERTIFIED · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY

Quick Facts

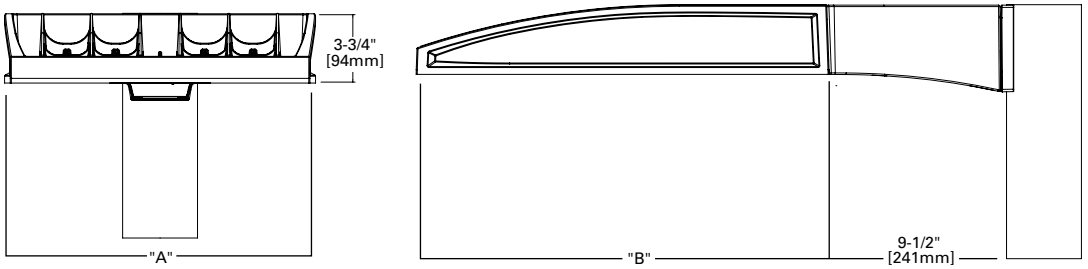
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

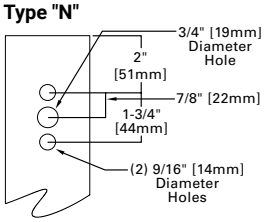
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

POLE MOUNT AT 30' ABOVE FINISHED GRADE

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [27] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [27]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 17] **Z**=Configured [33]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **930**=90CRI, 3000K **935**=90CRI, 3500K **940**=90CRI, 4000K **950**=90CRI, 5000K **AMB**=Amber, 590nm [15, 17]	**U**=120-277V **H**=347V-480V [7, 30] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 30] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [29, 30, 31]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III SB1 **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide SA1 **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=3" Slipfitter, Adjustable [8] **SP2**=2-3/8" Slipfitter, Adjustable [8] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [28]
DIM=External 0-10V Dimming Leads [20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [10] **2L**=Two Circuits [10] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [18] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [26] **TH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [6] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **FADC**=Field Adjustable Dimming Controller [32] **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9'-20' Mounting [34] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21'-40' Mounting [34] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [19] **ZD**=SR Driver-enabled 4-PIN Twistlock Receptacle [19] **ZW-WOBXX**=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12] **ZW-WOFXX**=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12] **ZD-WOBXX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12] **ZD-WOFXX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12] **ZW-SWPD4XX**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13] **ZW-SWPD5XX**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13] **ZD-SWPD4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13] **ZD-SWPD5XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13] **DIM10-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **SRA238**=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon **LS/HSS**=Field Installed House Side Shield [9, 18] **LS/GRSBK-2PK** =Glare Reducing Shield, Black [9, 23] **LS/GRSWH-2PK** =Glare Reducing Shield, White [9, 23] **LS/PFS**=Perimeter Shield, Black [16] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11, 19] **WOB-XX**=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 14, 19] **WOF-XX**=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 14, 19] **SWPD4-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 14, 19] **SWPD5-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 14, 19]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T1, T4FT, T4W or SL4 optics.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
32. Cannot be used with PR7 or other motion response control options.
33. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
34. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

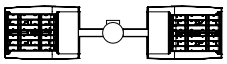
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

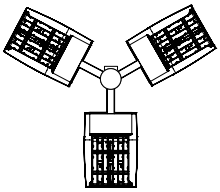
Mounting Details

Pole Configuration Options

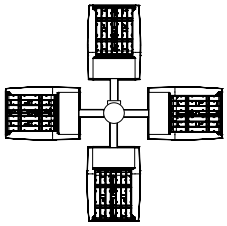
2 @ 180°



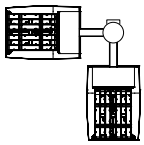
3 @ 120° (Round poles only)



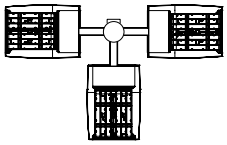
4 @ 90°



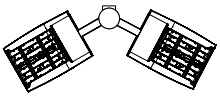
2 @ 90°



3 @ 90°

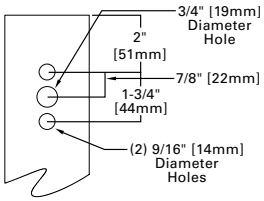


2 @ 120° (Round poles only)

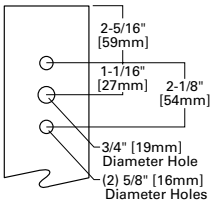


Pole Drilling Patterns

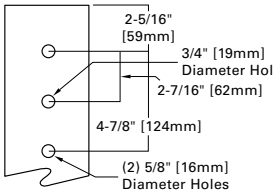
Type "N"



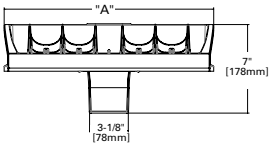
Type "R"

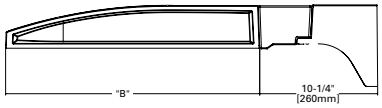


Type "M"



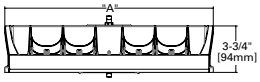
Quick Mount Universal Arm (QU) *



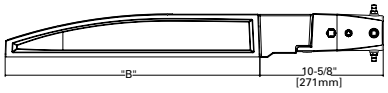


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

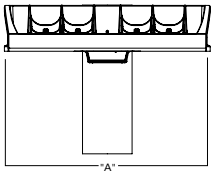
Quick Mount Mast Arm (QMA) *

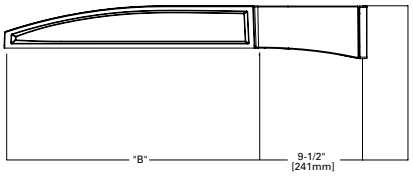


*NOTE: Fits 2-3/8" O.D. tenon



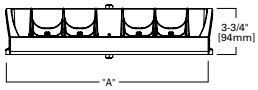
Pole Mount Arm with Quick Mount Adaptor (QM) *



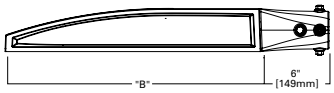


*NOTE: Use Type N drilling pattern

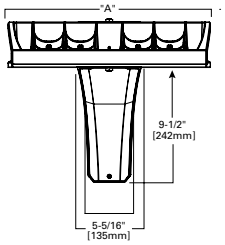
Mast Arm, Fixed (MA) *

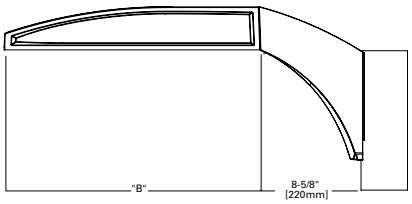


*NOTE: Fits 2-3/8" O.D. tenon



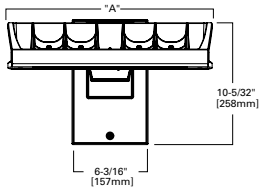
Upswept Arm (UP) *

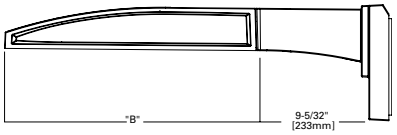




*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

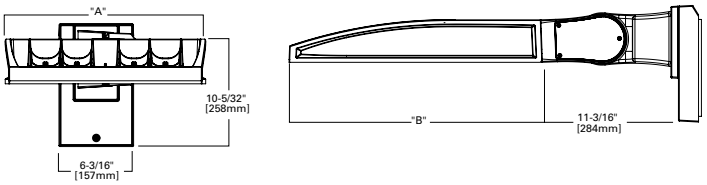
Wall Mount, Fixed (WM)



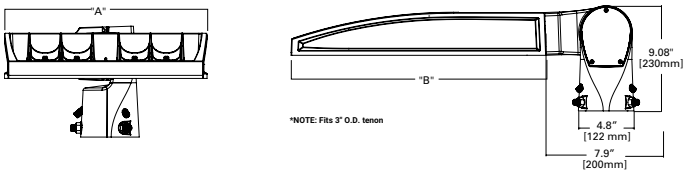


Mounting Details

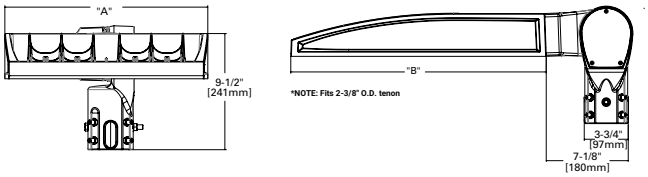
Wall Mount, Adjustable (WA)



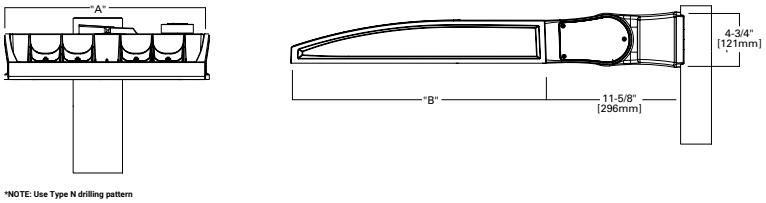
3" Slipfitter, Adjustable (SP)*



2-3/8" Slipfitter, Adjustable (SP2)*

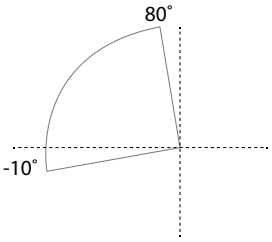


Pole Mount, Adjustable Arm (PA)*



Adjustable Arm Range of Motion

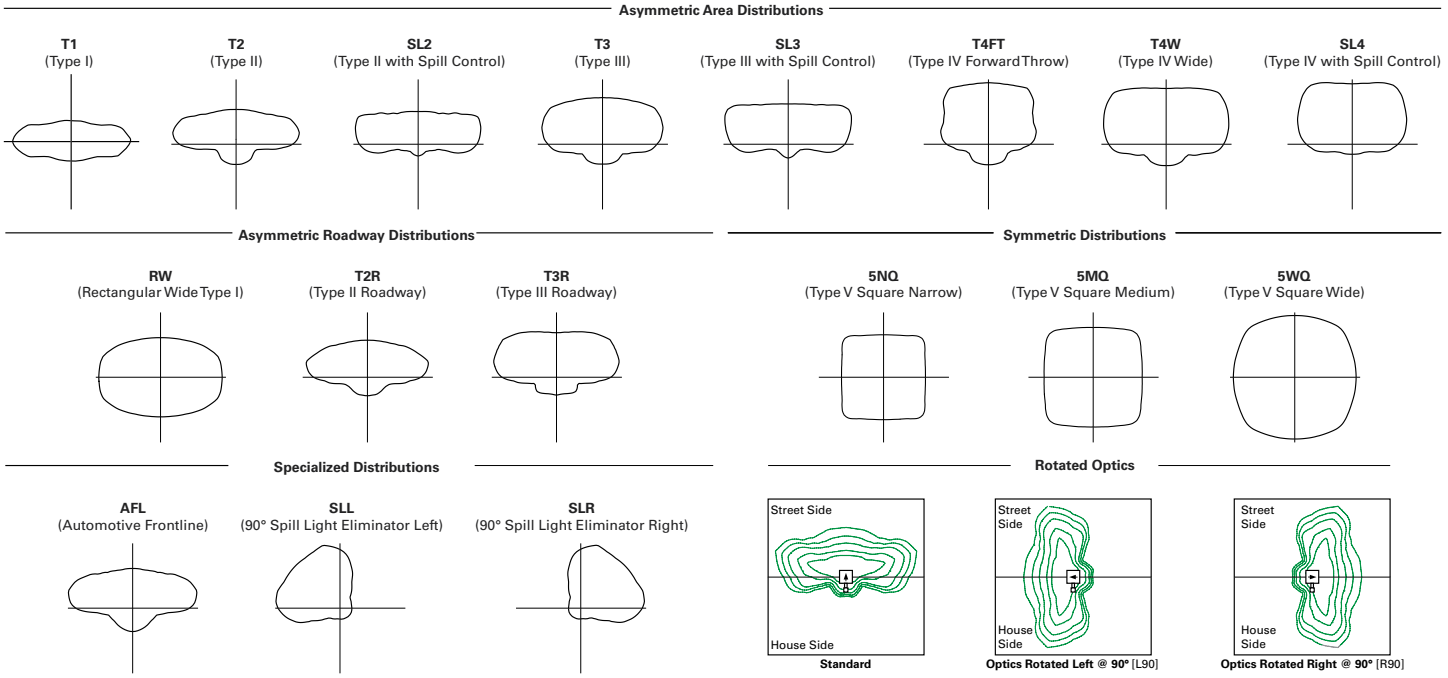
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty
- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings
SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

FADC Settings
SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

FADC Settings
SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Performance Table, Drive Current "A" (615mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	4000K Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "B" (800mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	4000K Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	4000K Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "D" (1200mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	4000K Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

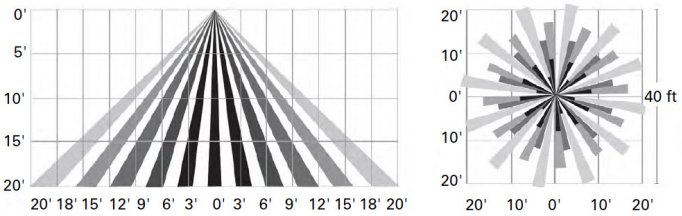
Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

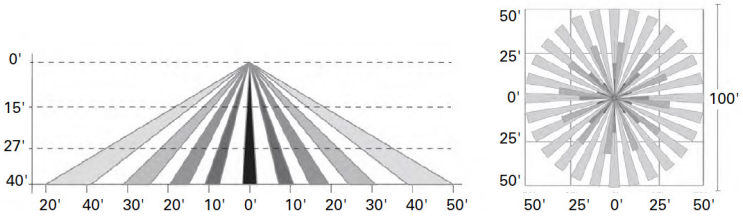
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx and WaveLinx Lite sensors utilize the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW), while the WOLC control module utilizes a 7-PIN receptacle. ZW option provides 4-PIN receptacle and control module to enable future installation of WaveLinx sensors. ZD option provides 4-PIN receptacle and sensor-ready (SR) driver to enable future installation of WaveLinx sensors, power monitoring, and advanced functionality. WaveLinx (SWPD4 to SWPD5) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WOF and WOB) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (SWPD4 and WOB)



For mounting heights up to 40' (SWPD5 and WOF)



LumenSafe Integrated Network Security Camera (LD)
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)
SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

© 2023 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

SpecGradeLED

PROJECT

CATALOG #

TYPE SF1

PEGASUS

LED SPORTSLIGHTER



- Cold Forged Aluminum Heatsink
- Expected Ultra Long Lifetime: >100,000 Hours
- Rugged Weather-tight Design
- Suitable for Indoor and Outdoor Locations
- Delivers Up To 150 Lumens Per Watt
- IP-66 Rated
- 0-10V Dimming Capability Standard

Intertek | IP66 | DIMMABLE 0-10V | RoHS COMPLIANT

POWER
Available in 400W to 1,500W Configurations

PRECISION
High-Precision Optics Deliver Exceptional Performance

ENGINEERING
Cold Forged Heat Sink Keeps High-Output LEDs Cooler During Operation

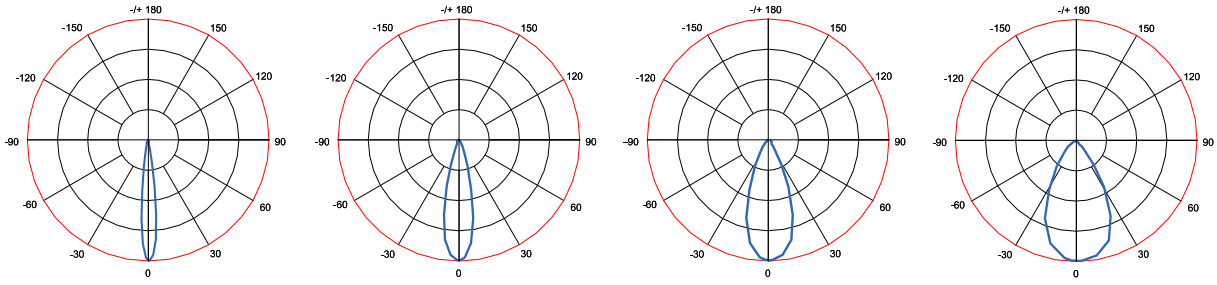
ORDERING INFORMATION

EXAMPLE PART #: PEG - 400 - 50K - 45 - V01 - BL - TM

SERIES	WATTS	CCT	OPTICS	INPUT PWR	FINISH	MOUNTING	ACCESSORIES
PEG	400	40K	15 | 15 DEGREE	V01 | 100-277V	BL	TM | Trunnion Mount	AIM | Aiming Laser
	500	50K	30 | 30 DEGREE	V04 | 347-480V			TL3 | 3-Pin Twistlock Receptacle
	600	57K	45 | 45 DEGREE				TL5 | 5-Pin Twistlock Receptacle
	720		60 | 60 DEGREE				TL7 | 7-Pin Twistlock Receptacle
	800						PC | Photocell (requires TLx)
	1000						
	1200						
	1500						

POLE MOUNT AT 60' ABOVE FINISHED GRADE

OPTICS



15° 30° 45° 60°

Due to continuous improvement and innovation, product appearance and specifications may change without notice. Actual performance may differ as a result of end-user environment and application.

PEGASUS
LED SPORTSLIGHTER

SpecGradeLED

SPECIFICATIONS

Expected Life | L70>100,000
Rating | IP66
Color Rendering Index (CRI) | >70Ra
Power Factor | >95%
Input Line Voltage | 100-277 VAC, 347-480 VAC
Input Line Frequency | 50/60 Hz
THD | <15%
LED Chips | Osram/Lumileds
Driver | Inventronics/Sosen
Dimming | 0-10V

LISTINGS

ETL Listed
FCC Compliant
CE Listed

MATERIALS

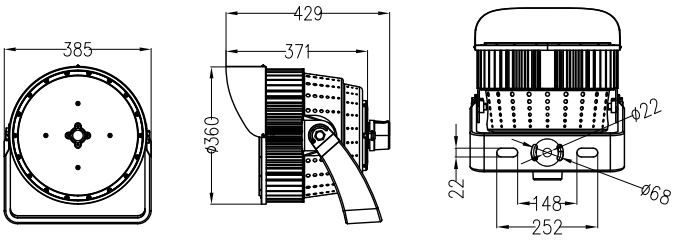
Heat Sink | Cold Forged Aluminum
Hardware | 18-8 Stainless Steel
Finish | Protective UV Stabilized Powder Coat
Lens | Polycarbonate

LUMEN CHART

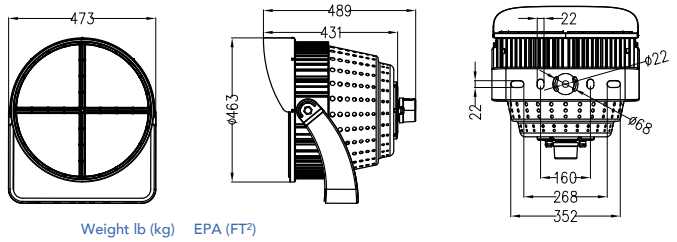
	4000K	5000K	5700K
400W	57,600 lm	60,000 lm	60,600 lm
500W	72,000 lm	75,000 lm	75,750 lm
600W	86,400 lm	90,000 lm	90,900 lm
720W	103,680 lm	108,000 lm	109,000 lm
800W	115,200 lm	120,000 lm	121,200 lm
1000W	144,000 lm	150,000 lm	151,500lm
1200W	172,800 lm	180,000 lm	181,800 lm
1500W	216,000 lm	225,000 lm	227,250 lm

Typical delivered lumen data is approximate. Actual lumens will vary due to installation environment and beam pattern. Please see IES files.

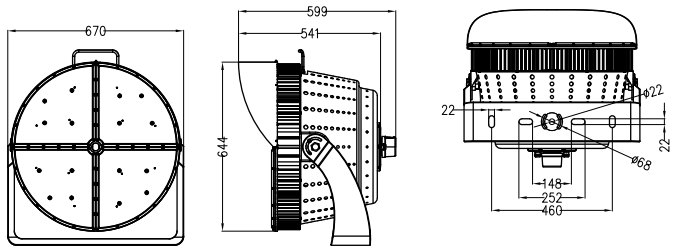
PHYSICAL SPECIFICATIONS



	Weight lb (kg)	EPA (FT²)
400 - 600W	22.0 (10.0)	0.95

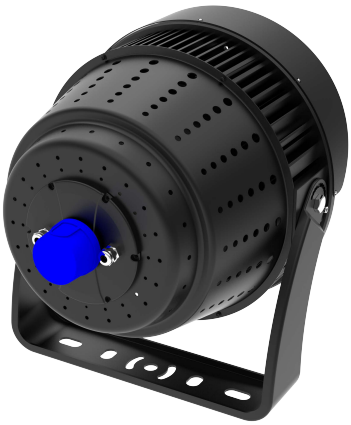


	Weight lb (kg)	EPA (FT²)
720 - 1200W	33.0 (15.0)	1.40



	Weight lb (kg)	EPA (FT²)
1500W	55.1 (25.0)	1.95





Due to continuous improvement and innovation, product appearance and specifications may change without notice. Actual performance may differ as a result of end-user environment and application.

Project		Catalog #		Type	W / WE
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light ARchitect™

BAA

Product Certifications

DLC LISTED [1] · DLC LISTED PREMIUM [1] · ISTA CERTIFIED · UL CERTIFIED · FC CLASS A · IP66 · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

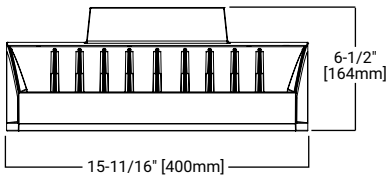
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

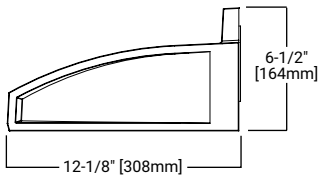
Connected Systems

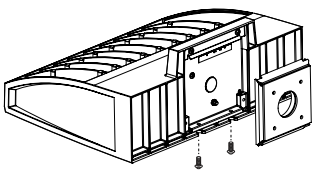
- WaveLinx
- Enlighted

Dimensional Details

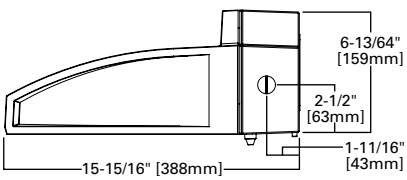
Net Weight: 17.0 lbs (7.7 kgs)



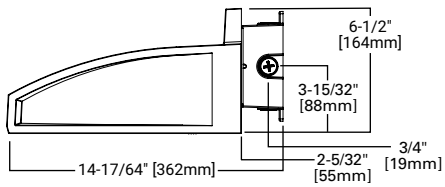




GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [35] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6] **DV**=277-480V DuraVolt Drivers [7, 8, 37]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately) [36]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [38] **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **BB**=Shipped with Back Box Accessory [39] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **FADC**=Field Adjustable Dimming Controller [40] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **BB/GWCXX**=Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK-2PK**=Glare Shield, Black [25, 27] **LS/GRSWH-2PK**=Glare Shield, White [25, 27] **LS/PFS**=Perimeter Shield, Black [28] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Set of 4 pcs. Once set required per Light Square.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
38. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.
39. Not available with CBP or CBP-CEC options.
40. Cannot be used with PR7 or other motion response control options.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications

- Exterior Wall, Walkway

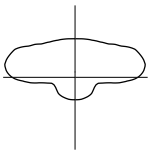
Warranty

- Five-year warranty

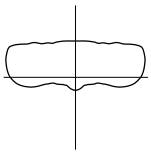
Optical Distributions

Asymmetric Area Distributions

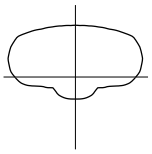
T2 (Type II)



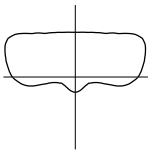
SL2 (Type II with Spill Control)



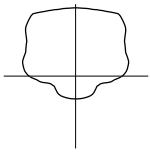
T3 (Type III)



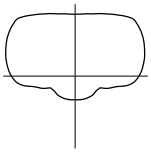
SL3 (Type III with Spill Control)



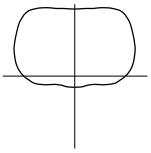
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

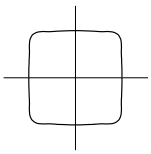


SL4 (Type IV with Spill Control)

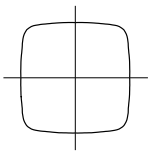


Symmetric Distributions

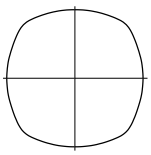
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

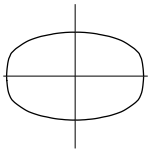


5WQ (Type V Square Wide)

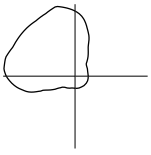


Specialized Distributions

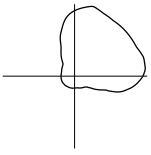
RW (Rectangular Wide Type I)



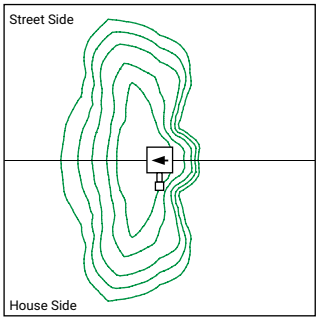
SLL (90° Spill Light Eliminator Left)



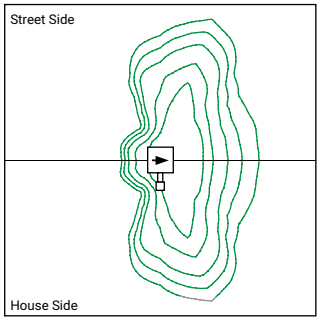
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Energy and Performance Data

Lumen Multiplier

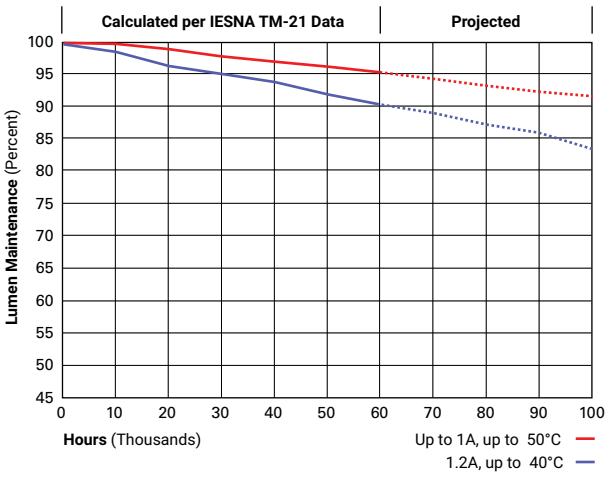
Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

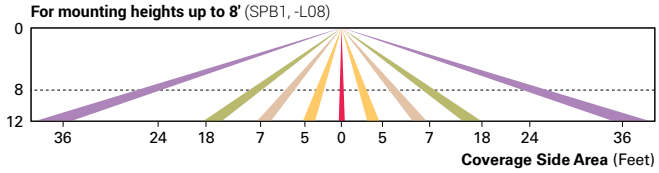
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

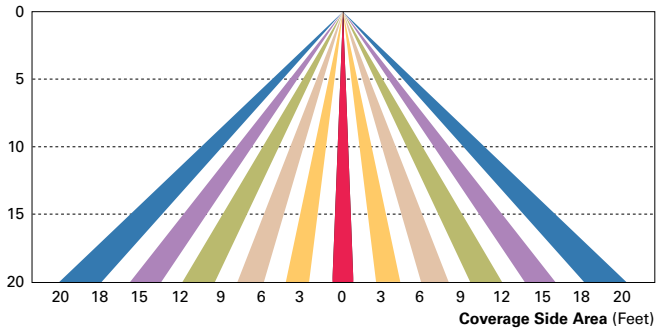
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

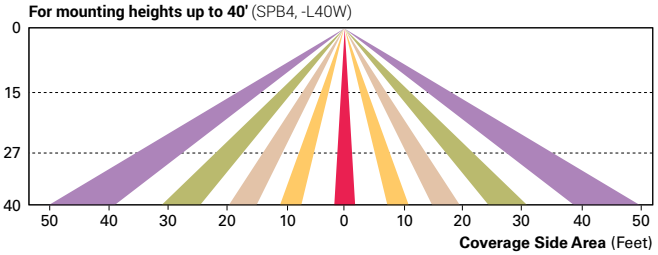
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

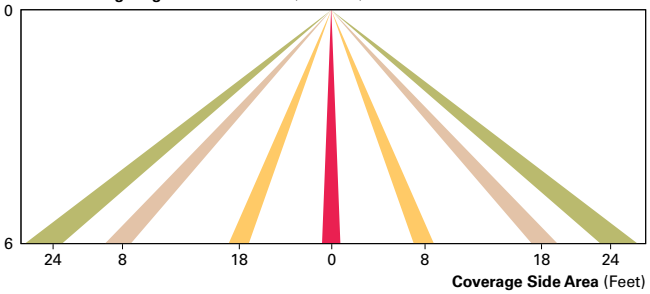


For mounting heights up to 40' (SPB4, -L40W)

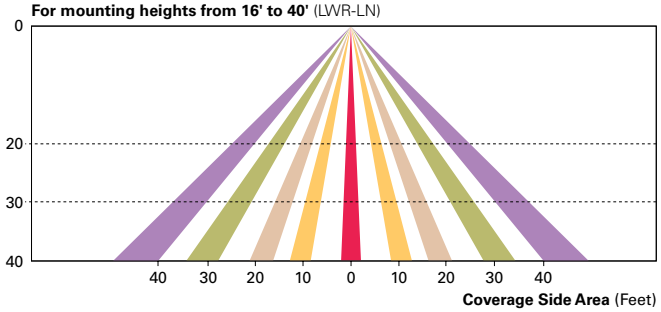


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

© 2023 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions subject to change without notice.