OLDHAM VILLAGE LOT 11

Final Development Plan

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

LOTS 11, OLDHAM VILLAGE FIRST PLAT.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0419G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

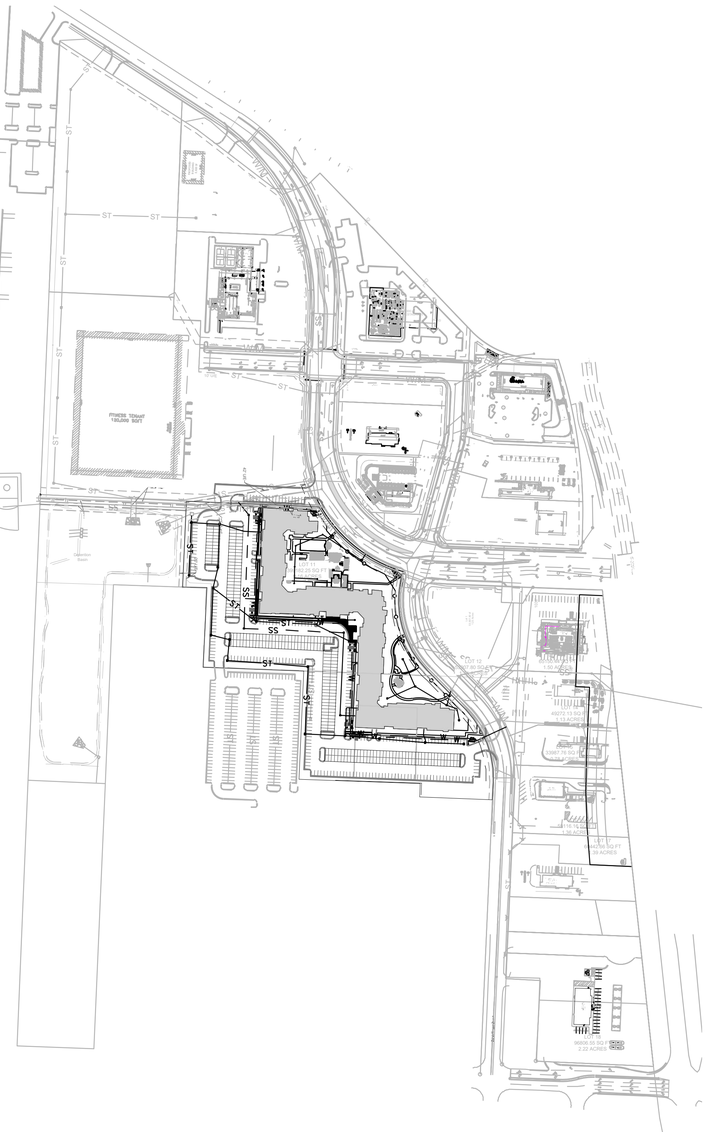
1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

North

Vicinity Map



SITE LOCATION MAP

SCALE" 1"=200'

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
C.053 ~ ESC - STANDARD DETAILS
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.200 ~ GRADING PLAN
C.300 ~ STORM SEWER GENERAL LAYOUT
C.301 ~ STORM SEWER PLAN AND PROFILE
C.302 ~ STORM SEWER PLAN AND PROFILE
C.303 ~ STORM SEWER PLAN AND PROFILE
C.304 ~ STORM SEWER PLAN AND PROFILE
C.400 ~ SANITARY SEWER GENERAL LAYOUT
C.401 ~ SANITARY SEWER PLAN AND PROFILE
C.500 ~ WATER LINE GENERAL LAYOUT
C.600 ~ STANDARD DETAILS
C.601 ~ STANDARD DETAILS
C.602 ~ STANDARD DETAILS
C.603 ~ STANDARD DETAILS

Site Impervious Area

Total Area	*9.16 acres (399,120.38 sq. ft.)*
Commercial Office Site	
Site Area	*9.16 Acres*
Building	*80,896 sq. ft.*
Parking	*194,594 sq. ft*
Sidewalk	*55,610 sq. ft*
Impervious Area	*331,100 sq. ft (83.0% of Site)*
Floor-Area-Ratio	*20.3%*

Parking:
Provided
550 Standard (0 ADA Accessible)

Required
550 Standard (0 ADA Accessible)

Total Parking Spaces 550

Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the north side of the property.

Water Main Improvements
-The site will utilize the existing 12" water main located on the east side of SW JEFFERSON STREET.

Storm Sewer
-Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-The site will utilize offsite storm detention

Common Area
-POA will be responsible for all maintenance

LEGEND:

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	X-W/M-
Existing Storm Sewer	X-STM-
Existing Sanitary Sewer	X-SAN-
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP

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Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

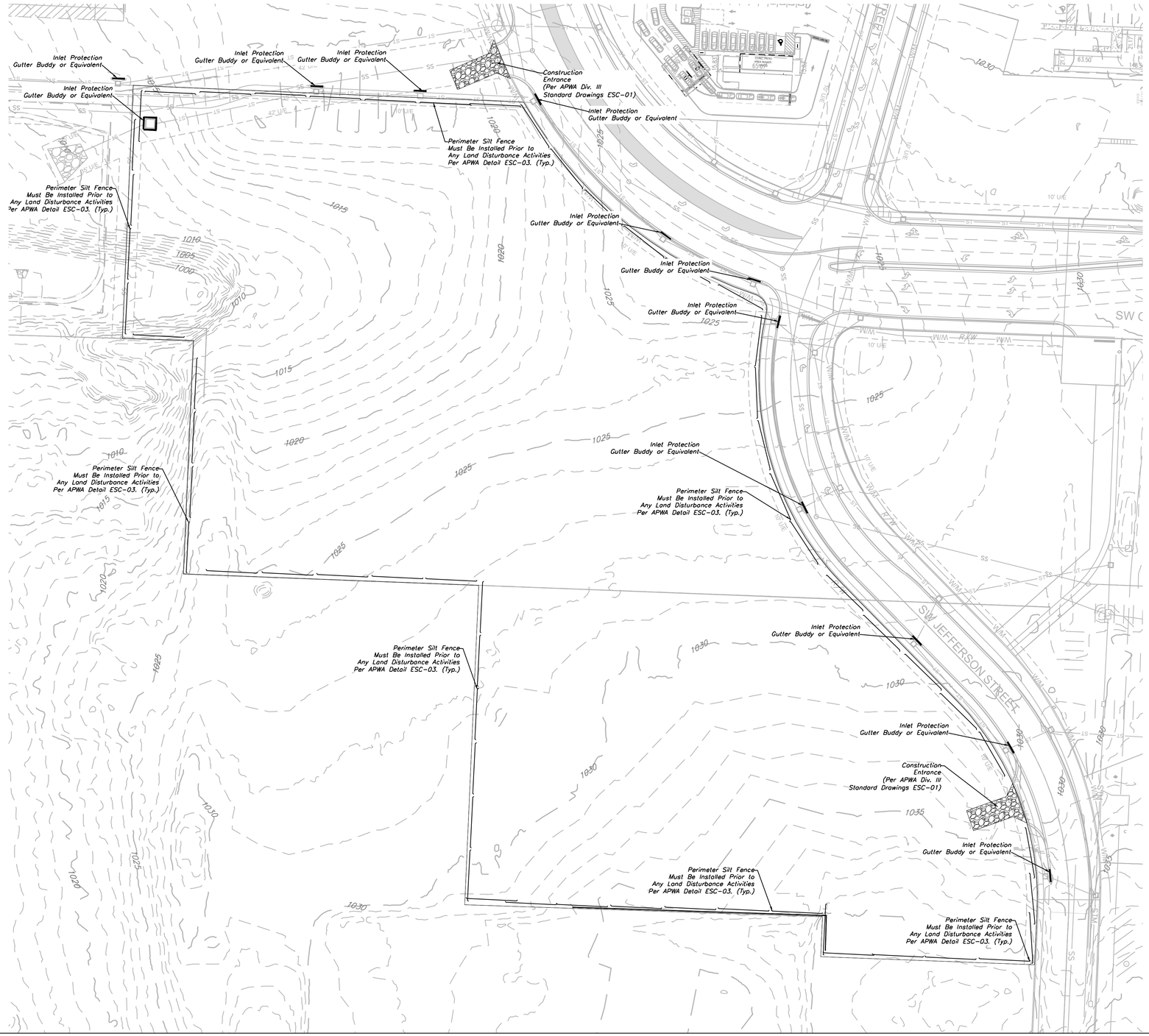
Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

COVER SHEET
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS



0 10' 20' 40'

ESC PHASE 1

SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

ESC PHASE 1 – Pre Clearing Plan
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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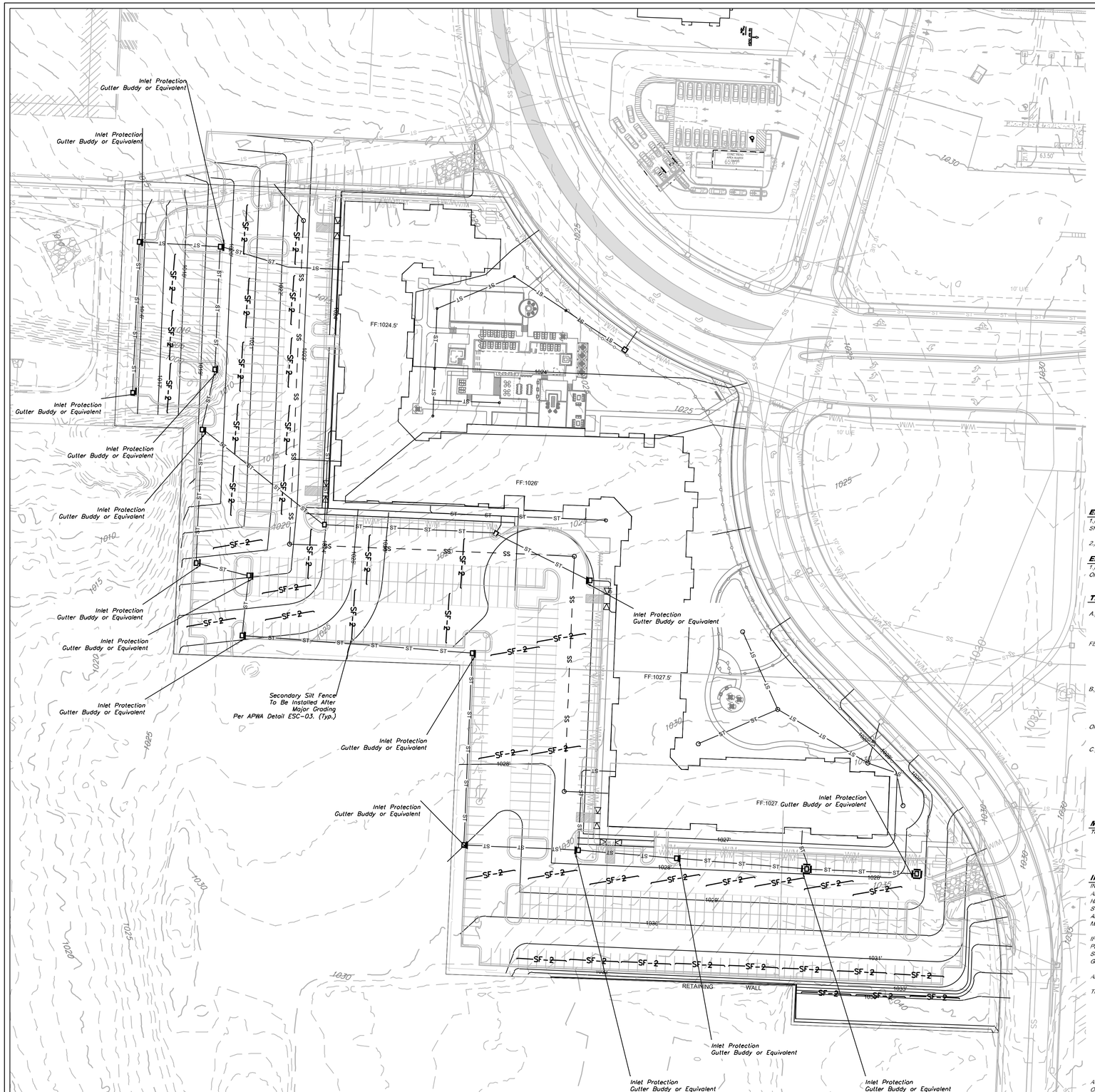
REVISIONS

C.050



0 10' 20' 40'

ESC PHASE 2

SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION
1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6' TO 8 INCH HIGH RIDGE WITH 3H:1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING
1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
-INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C.) INSPECTION AND MAINTENANCE
1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

ESC PHASE 2
Inactive Area Stabilization Plan
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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KS PE 19071
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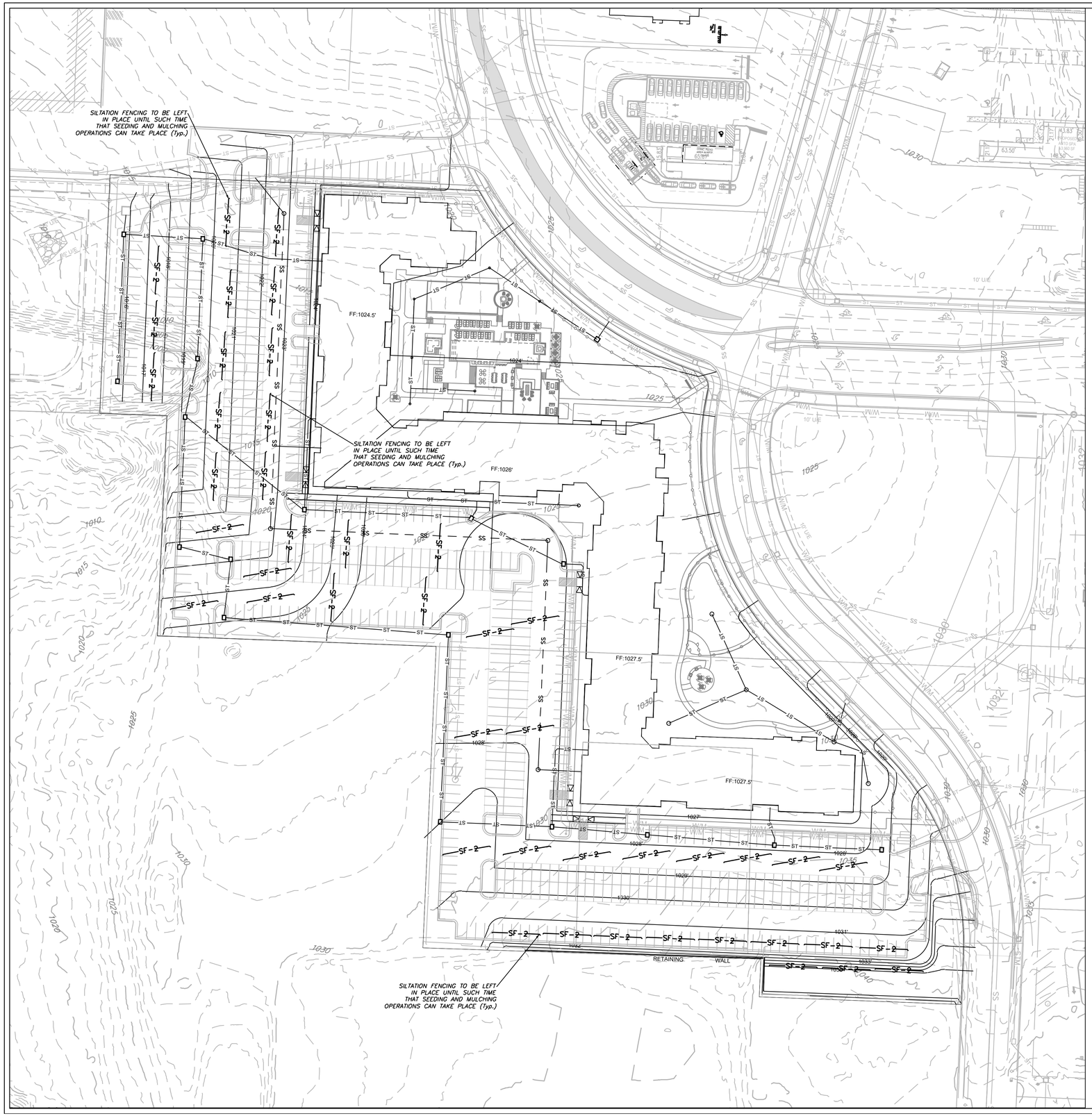
REVISIONS

C.051



0 10' 20' 40'

ESC PHASE FINAL

SCALE: 1" = 20'

SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:
Mix I – Rye Grass / Blue Gross --------- 100 lbs. per Acre
Mix II – Tall Fescue / Blue Grass ------- 195 lbs. per Acre
Lime ---------- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer ---------- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime – 100% of specified quantity
Fertilizer – 75% of the specified quantity
Seed – 50% of the specified quantity
Mulch – 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

ESC PHASE 3 – Final Restoration Plan
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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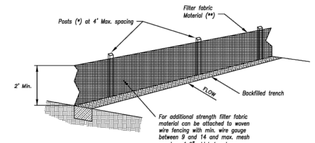
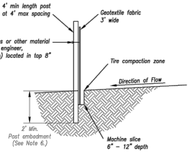
OK PE 25226

REVISIONS

C.052





(*) POSTS
– MIN. LENGTH 4'
– HARDWOOD 1 ½" x 1 ½"
– NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
– STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where silicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

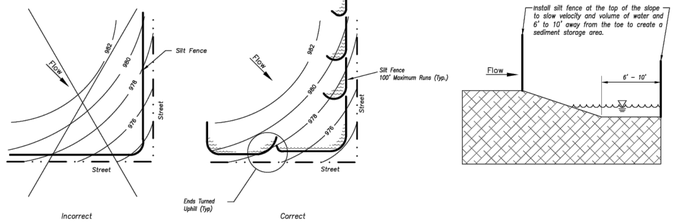
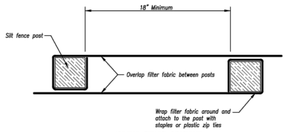


Figure A

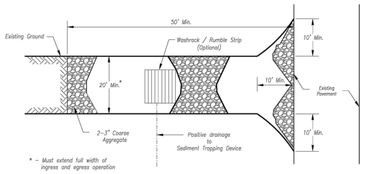
SILT FENCE LAYOUT
Not to Scale



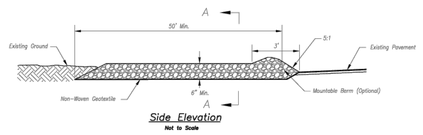
JOINING FENCE SECTIONS
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

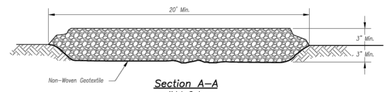
AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6– to 8–inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

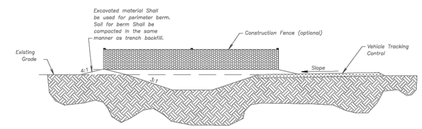
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rips.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted places of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

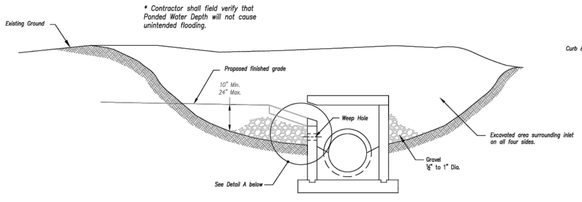


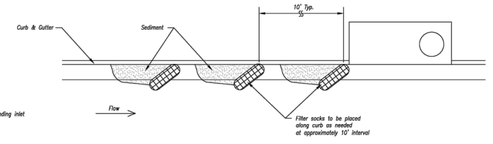
CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

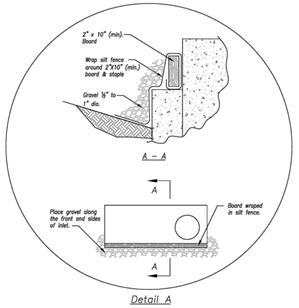
AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01
	ADOPTED: 10/24/2016

* Contractor shall field verify that Ponded Water Depth will not cause unintended flooding.





On Grade Curb Inlet Protection



Detail A

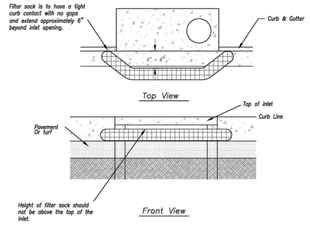
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

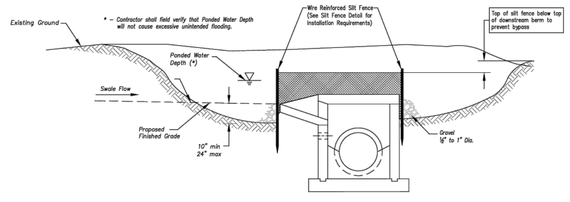


Sump Inlet Sediment Filter

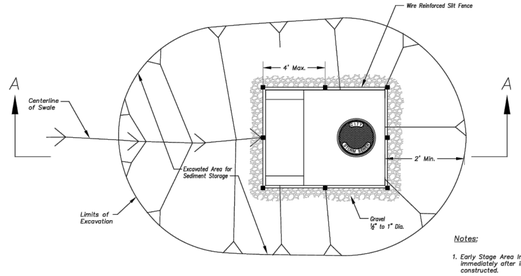
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

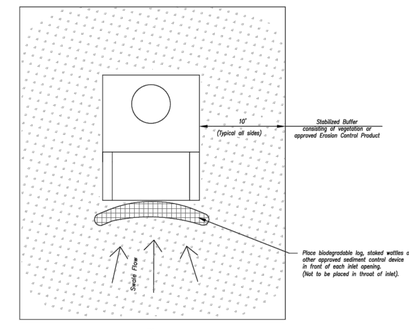


Section A–A
Not to Scale

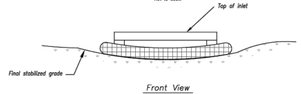


Plan
Not to Scale

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07
	ADOPTED: 10/24/2016

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Engineering E-1686
Surveying LS-218
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Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

ESC – Standard Details
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.100

Matthew J. Schlicht
MO PE 2010017708
KS PE 25226
OK PE 25226

REVISIONS

SITE PLAN
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
Lot 11, Oldham Village

Issue Date:
November 4, 2025

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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Oklahoma
Engineering
Nebraska
Engineering CA2621

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North

0 20' 40' 80'

DIMENSION PLAN

SCALE: 1" = 40'

10' Sidewalk Easement

30' U/E

35' U/E

10' SIDEWALK

10' U/E

20' U/E

Centerline 10' Sidewalk Easement

20' BSL

CONC PATIO AREA W/ATT. CANOPIES

10' U/E

10' Sidewalk Easement

10' U/E

10' U/E

1032'

1030'

1082'

S2° 25' 22"W
544.32'

25' BSL

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Oklahoma
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Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

DIMENSION PLAN
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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Matthew J. Schlicht
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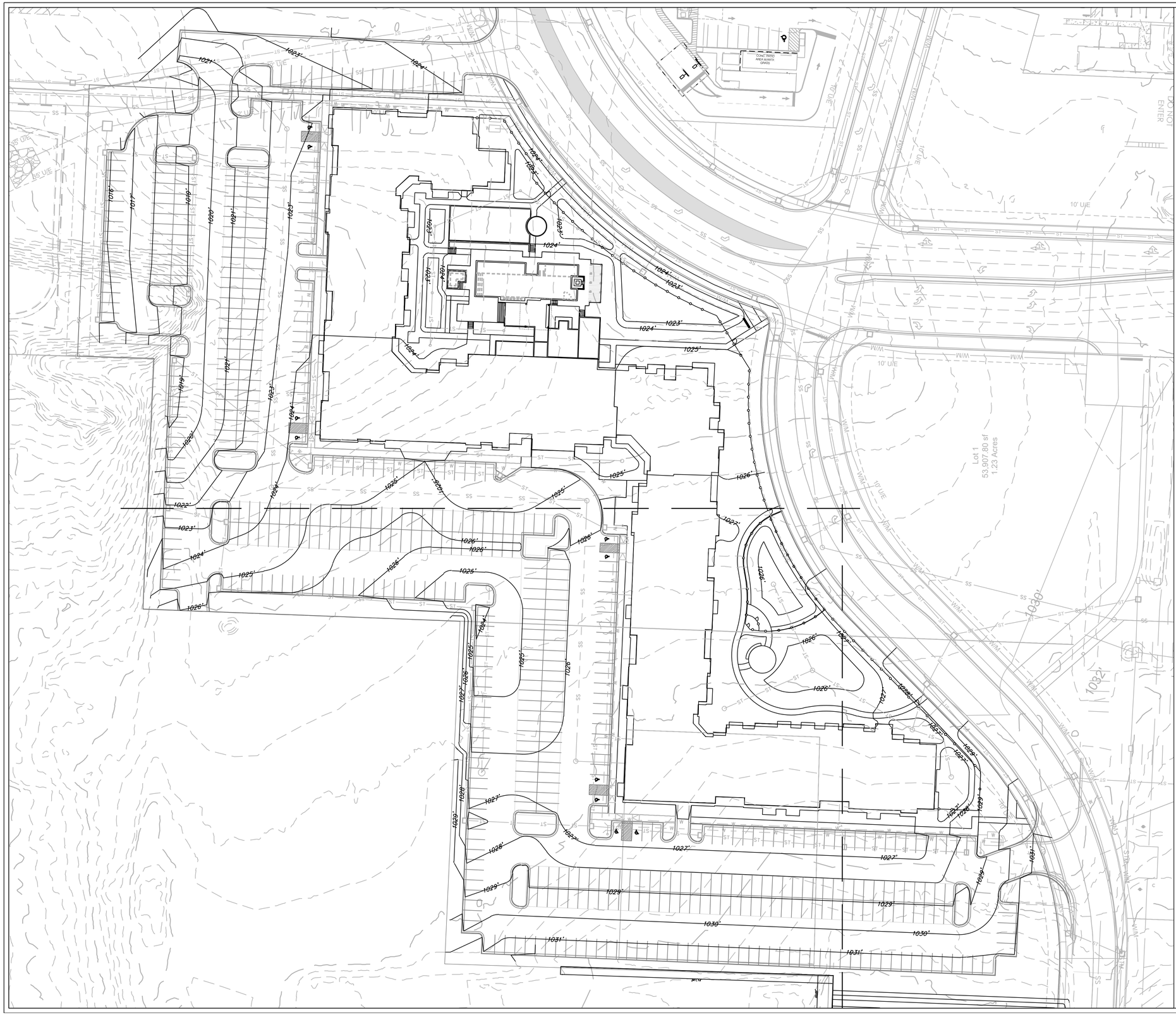
REVISIONS

C.101



Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Grading Plan
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.200

North

0 10' 20' 40'

SPOT ELEVATIONS

SCALE: 1" = 20'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

SPOT ELEVATIONS
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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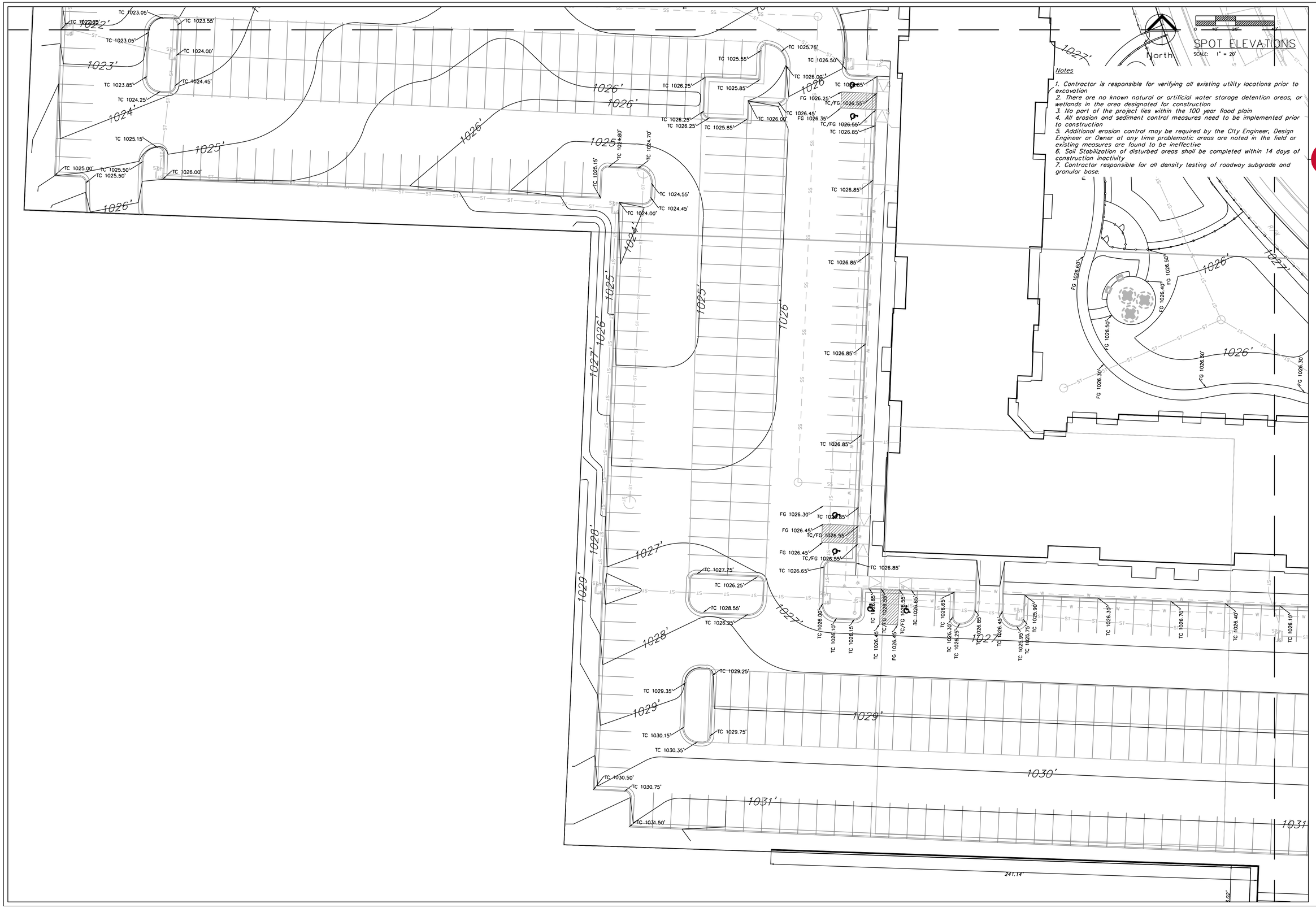
C.201



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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

SPOT ELEVATIONS
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
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Matthew J. Schlicht
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KS PE 19071
OK PE 25226

REVISIONS

C.202

LOT 12
53907.80 SQ FT
1.24 ACRES

SW JEFFERSON STREET

North

0 10' 20' 40'

SPOT ELEVATIONS

SCALE: 1" = 20'

Notes

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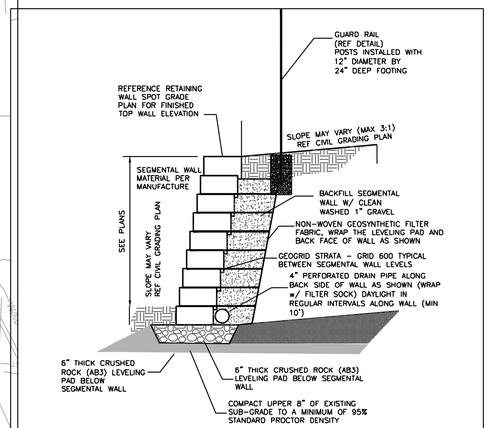

SEGMENTAL WALL SECTION

NOT TO SCALE

RETAINING WALL DESIGN DETAILS (RETAINING WALL AT NEW DRIVE

Top WALL 1034.00
Bottom WALL 1032.00

241.14'

Retaining Wall

Top WALL 1035.00
Bottom WALL 1032.00

33.02'

Top WALL 1035.00
Bottom WALL 1035.00

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

SPOT ELEVATIONS
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

STORM SEWER GENERAL LAYOUT

SCALE: 1" = 40'

0 20' 40' 80'

North

NOTE

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND:

Existing Underground Power	UGP — UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X — X
Existing Gas Main	GAS — GAS
Existing Water Main	X-W/M- — X-W/M-
Existing Storm Sewer	X-STM- — X-STM-
Existing Sanitary Sewer	X-SAN- — X-SAN-
Existing Underground Telephone	UGT — UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST — ST — ST
Proposed Storm Sewer (Public)	S — S — S
Proposed Sanitary Sewer	SS — SS
Proposed Underground Power	UGT — UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP — UGP

(PUBLIC) 8' STORM MANHOLE 11-2

5'x4' Curb Inlet 1-1

5'x4' Curb Inlet 1-2

6'X5' Curb Inlet 11-6

5'x4' Curb Inlet 1-3

Storm Line 1 (PRIVATE)

5'x4' Curb Inlet 1-4

5'x4' Curb Inlet 2-1

4'x4' Field Inlet 4-1 Located In Sump Opening All Sides

5'x4' Curb Inlet 3-1

5'x4' Curb Inlet 3-3

5'x4' Curb Inlet 1-6

5'x4' Curb Inlet 3-2

5'x4' Curb Inlet 1-5

5'x4' Curb Inlet 1-8

5'x4' Curb Inlet 1-7

5'x4' Curb Inlet 1-9

5'x4' Curb Inlet 1-10

5'x4' Curb Inlet 1-11

Storm Line 1 (PRIVATE)

5'x4' Curb Inlet 1-12

5'x4' Curb Inlet 1-13

Lot 1
53,907.80 sf
1.23 Acres

SW JEFFERSON STREET

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

UTILITY PLAN
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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Matthew J. Schlicht
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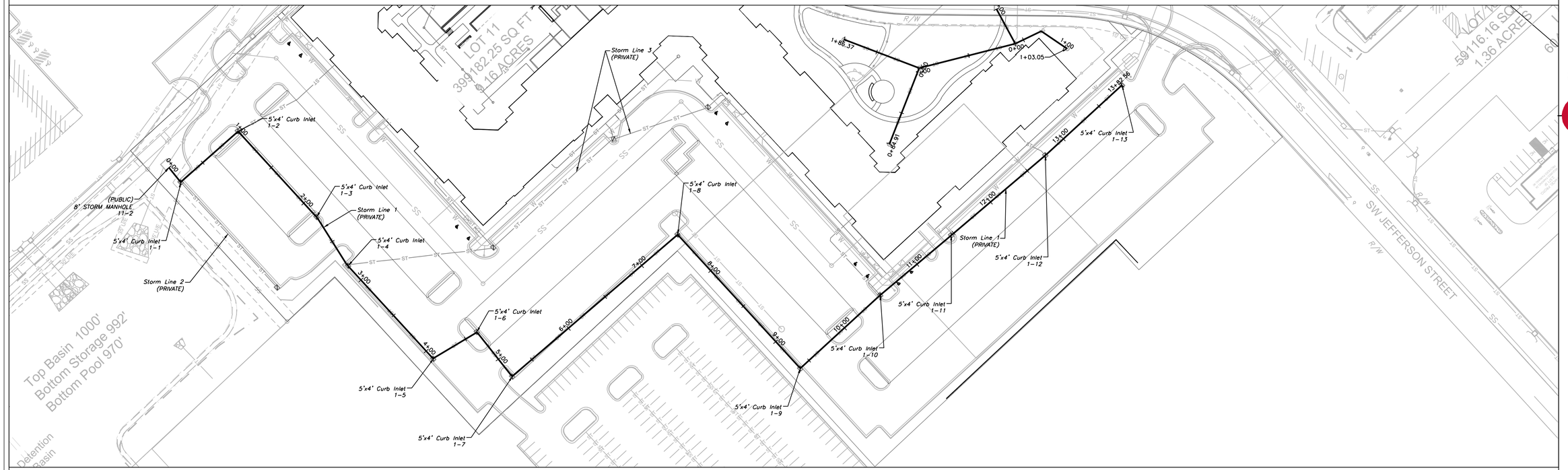
REVISIONS

STORM SEWER PLAN AND PROFILE

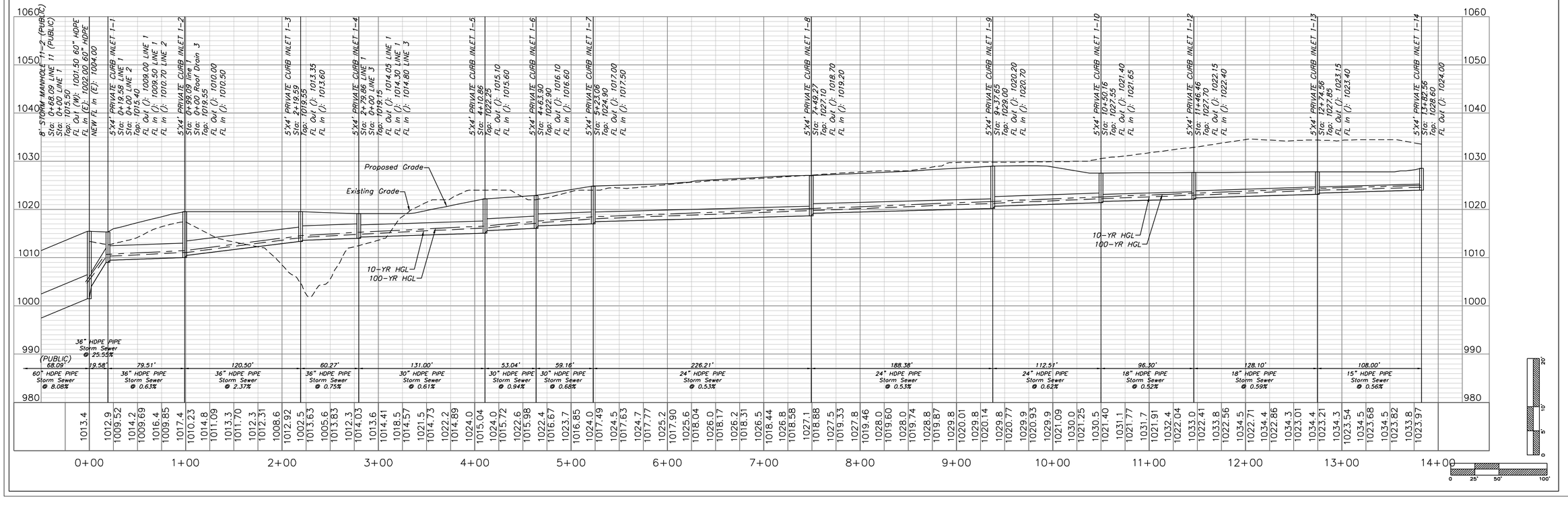
SCALE: 1" = 50'

North

0 25' 50' 100'



STORM LINE 1



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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Storm Sewer Plan and Profile
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
01/31/2026
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

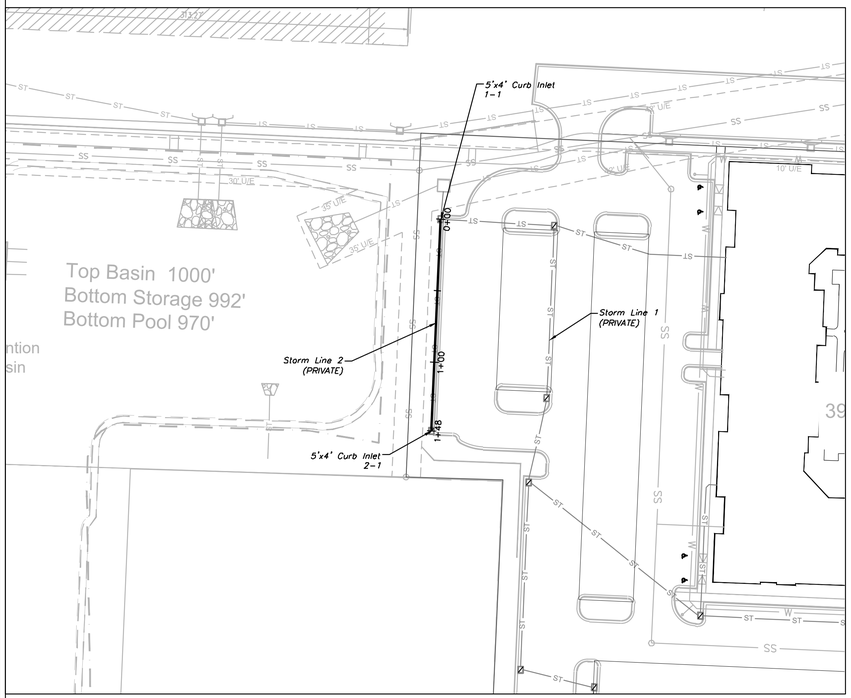
C.301

North

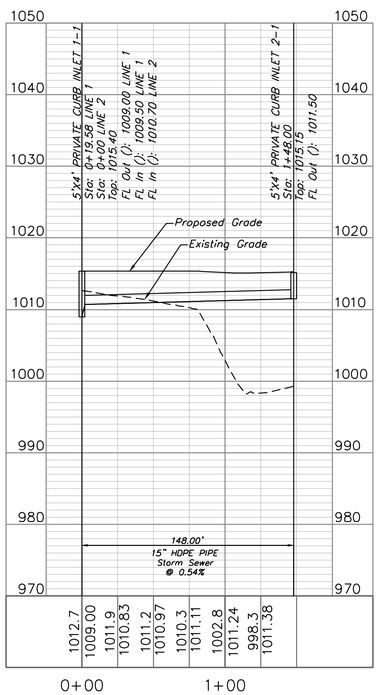
STORM SEWER PLAN AND PROFILE

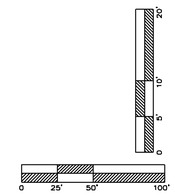
SCALE: 1" = 50'

0 25' 50' 100'



STORM LINE 2



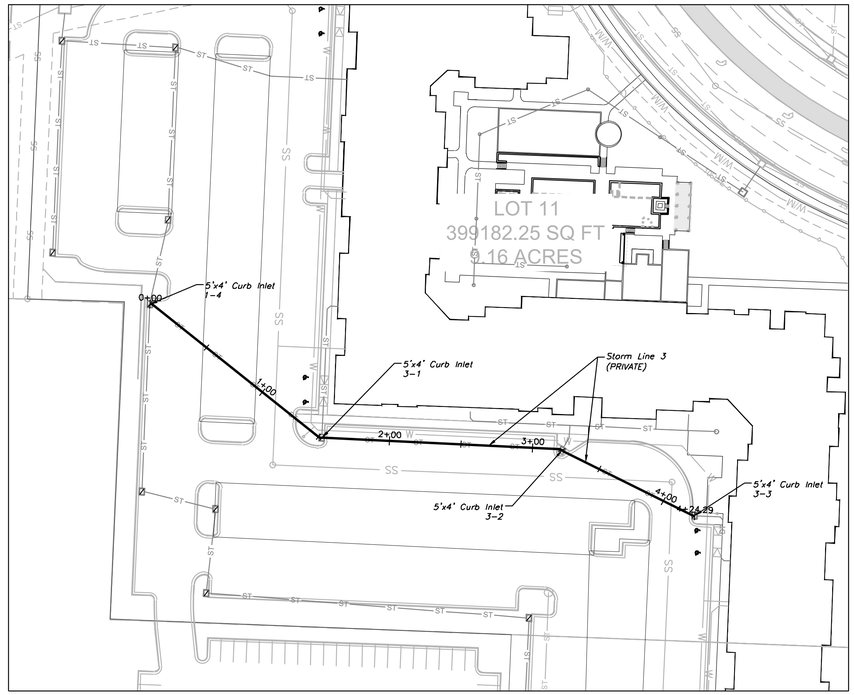


North

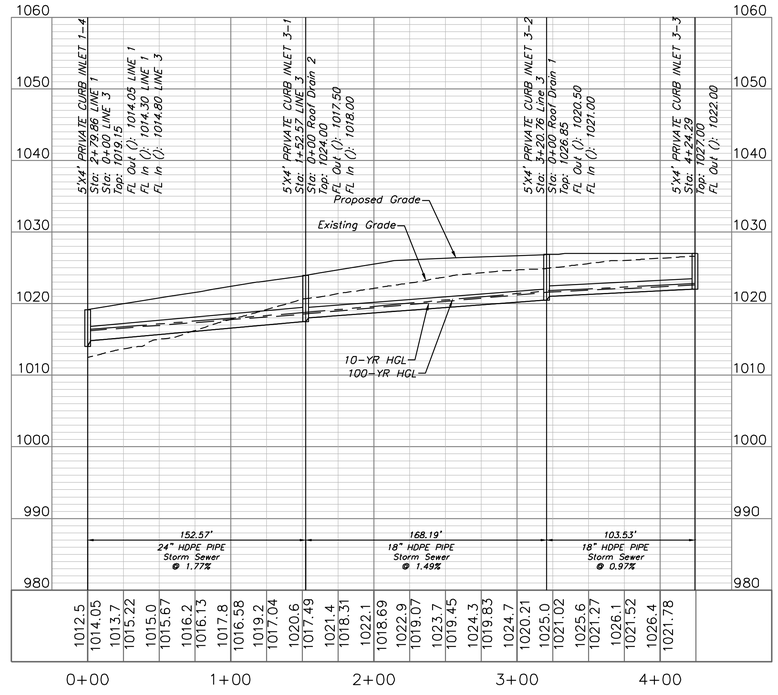
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

0 25' 50' 100'



STORM LINE 3



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Nebraska
Engineering CA2821

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Storm Sewer Plan and Profile
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
11/04/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

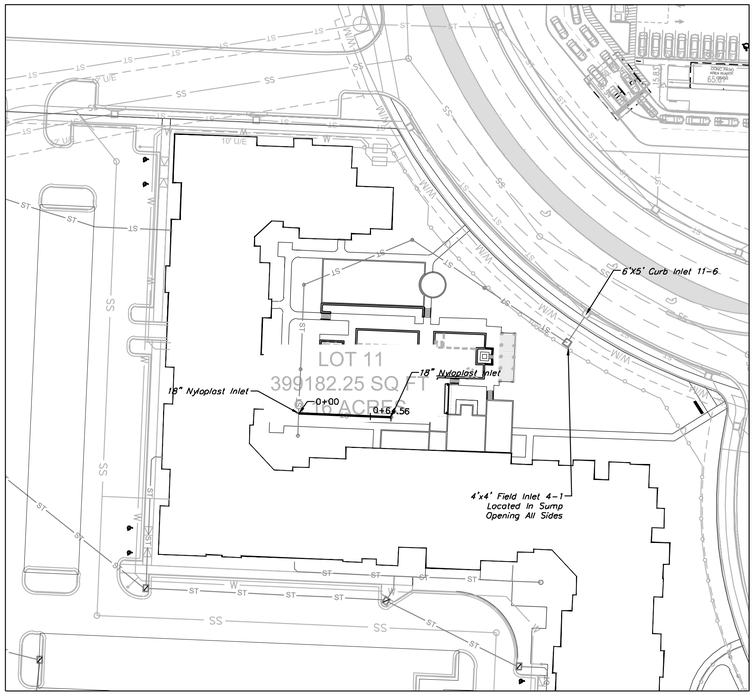
C.302

STORM SEWER PLAN AND PROFILE

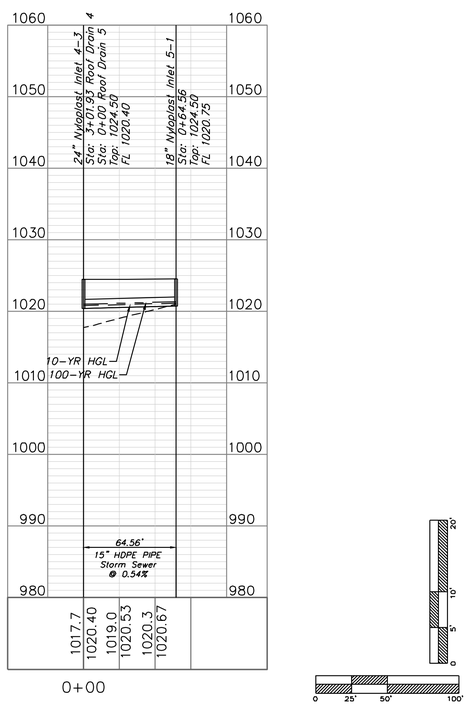
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 5

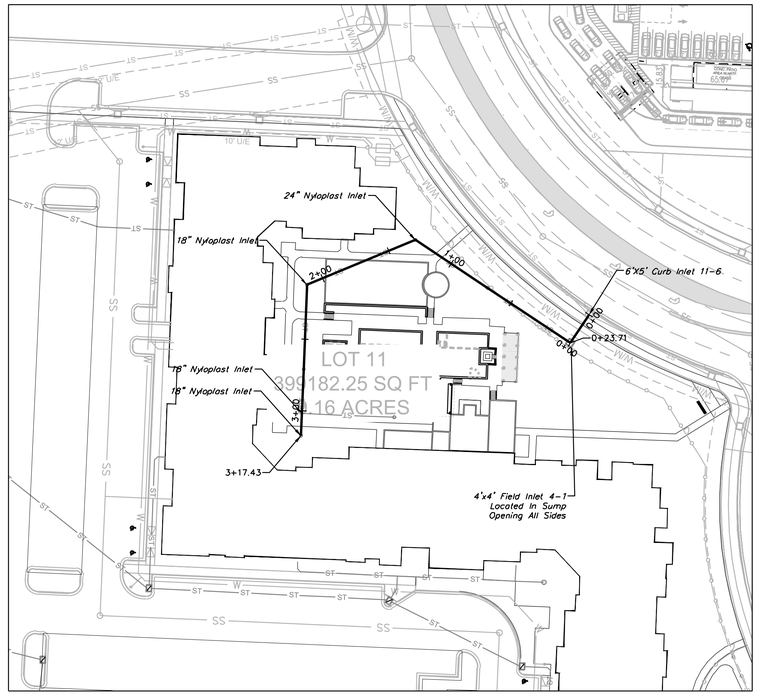


STORM SEWER PLAN AND PROFILE

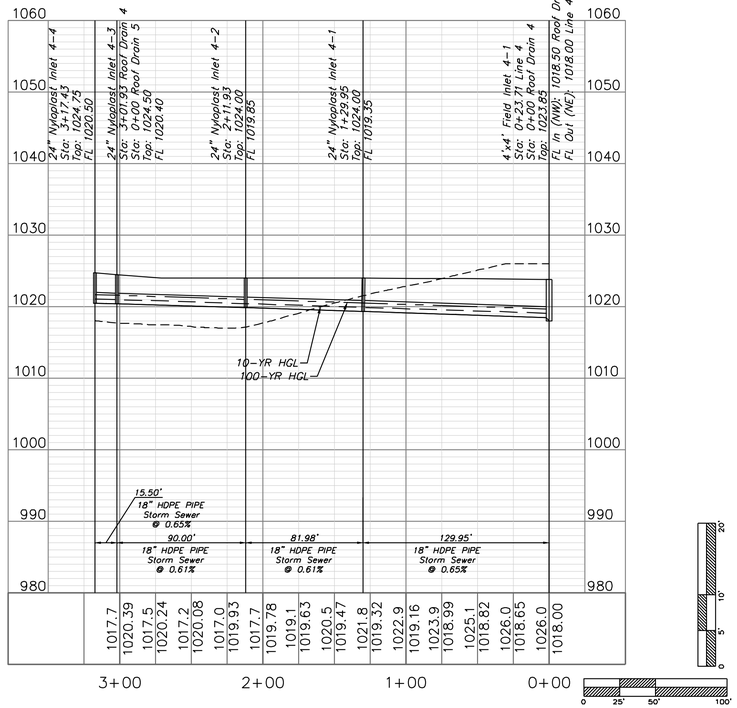
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 4



STORM SEWER PLAN AND PROFILE

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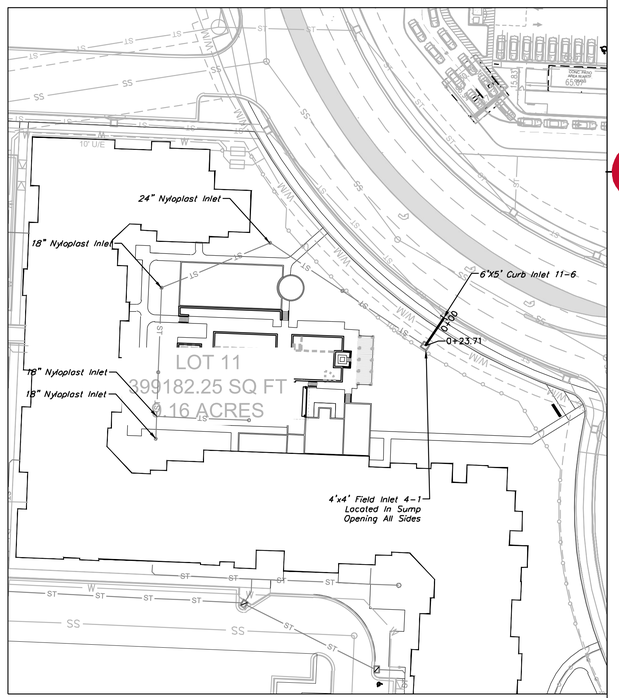
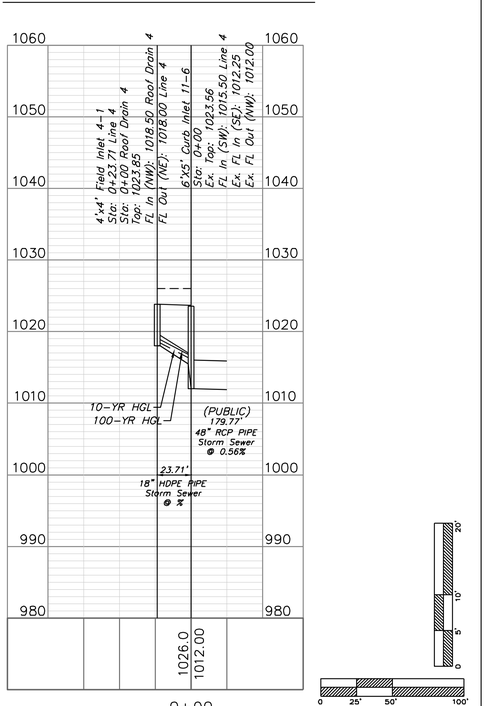


STORM LINE 4



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008311-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 8254
Nebraska
Engineering CA2821

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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OK PE 25226

REVISIONS

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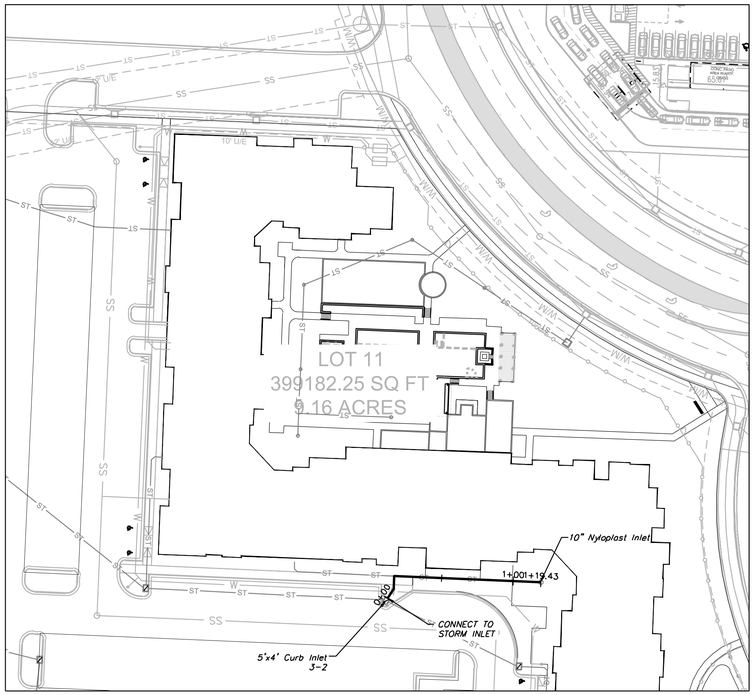
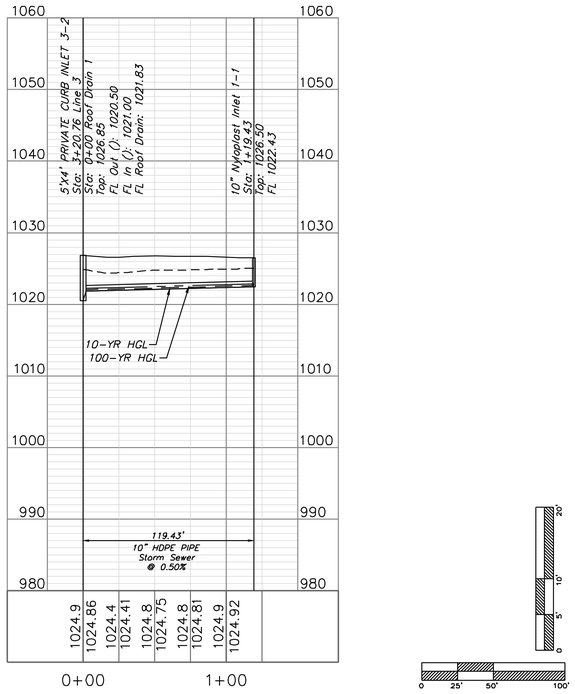


ROOF DRAIN LINE 1

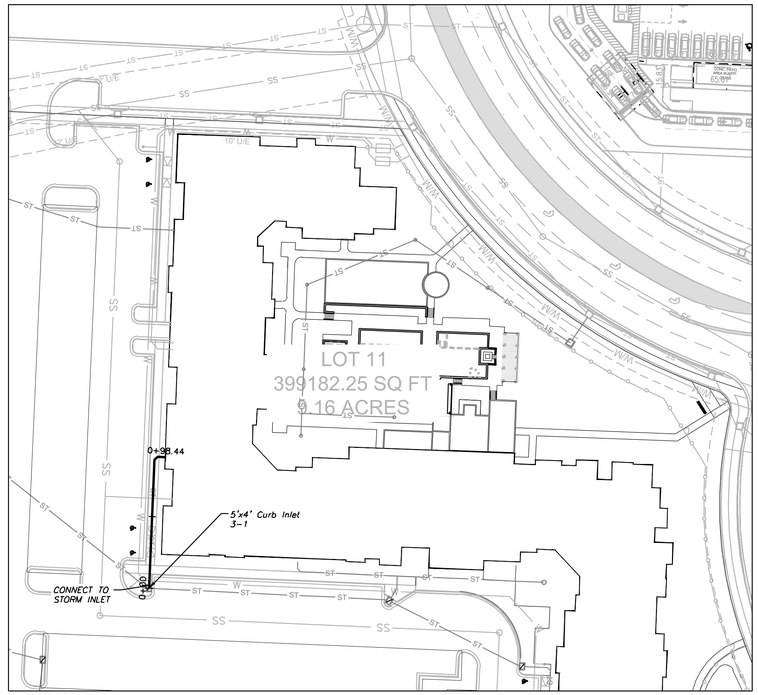


STORM SEWER PLAN AND PROFILE

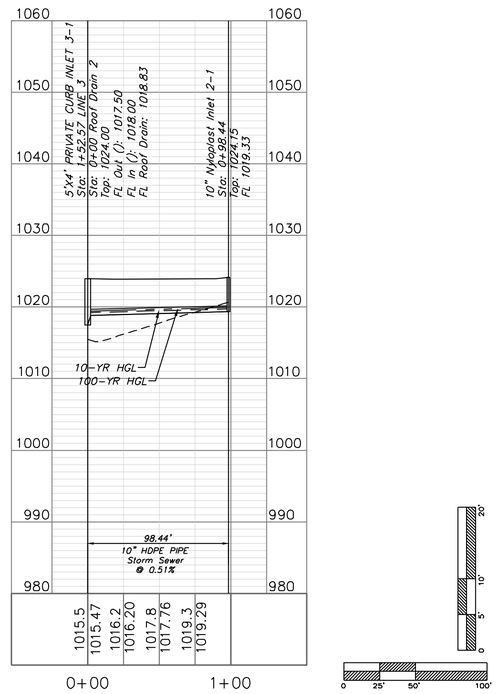
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 2

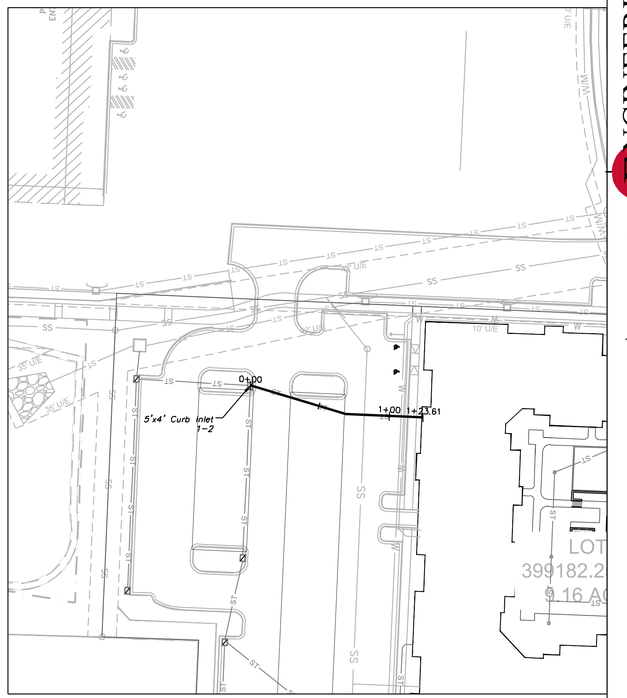


STORM SEWER PLAN AND PROFILE

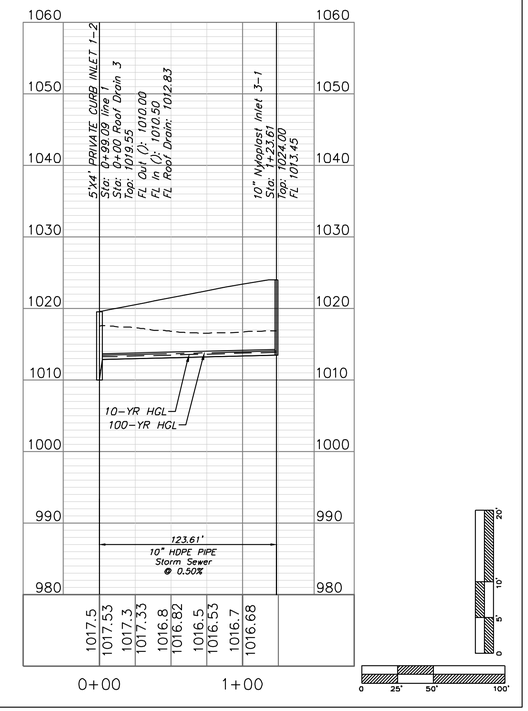
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 3



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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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Lee's Summit, Jackson County, Missouri

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MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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OK PE 25226

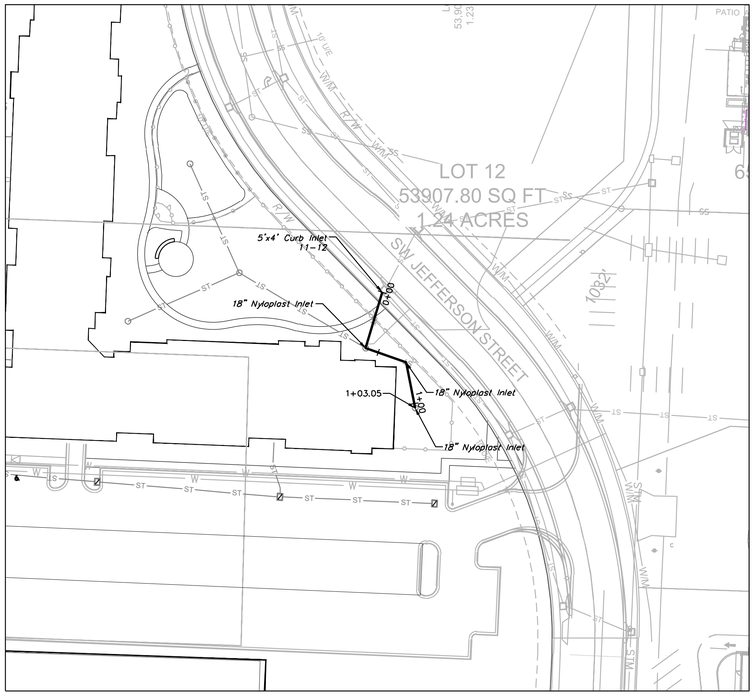
REVISIONS

STORM SEWER PLAN AND PROFILE

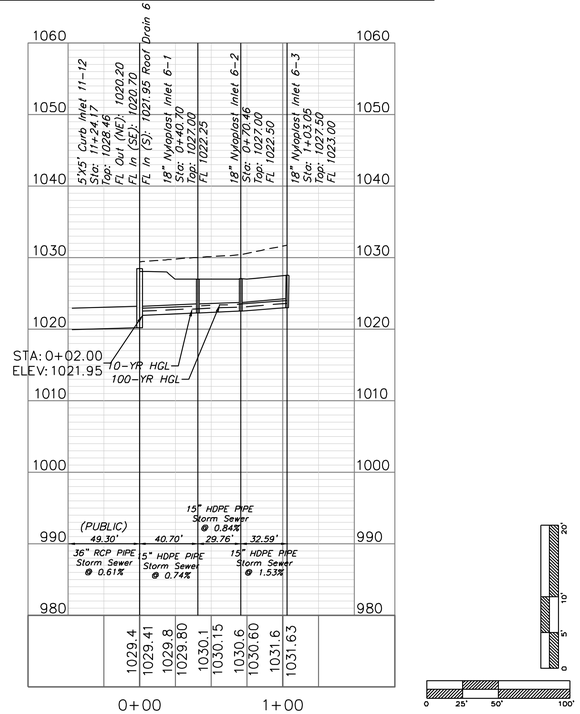
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 6

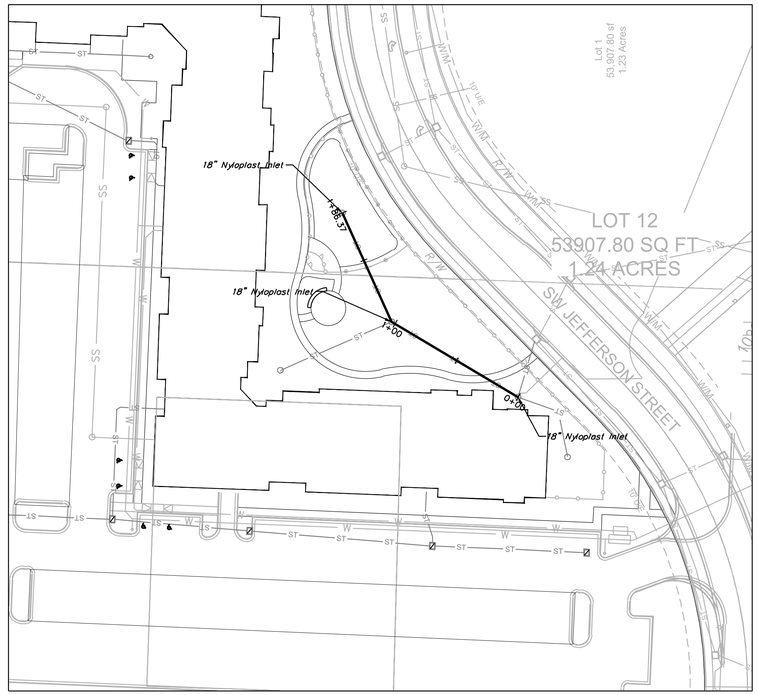


STORM SEWER PLAN AND PROFILE

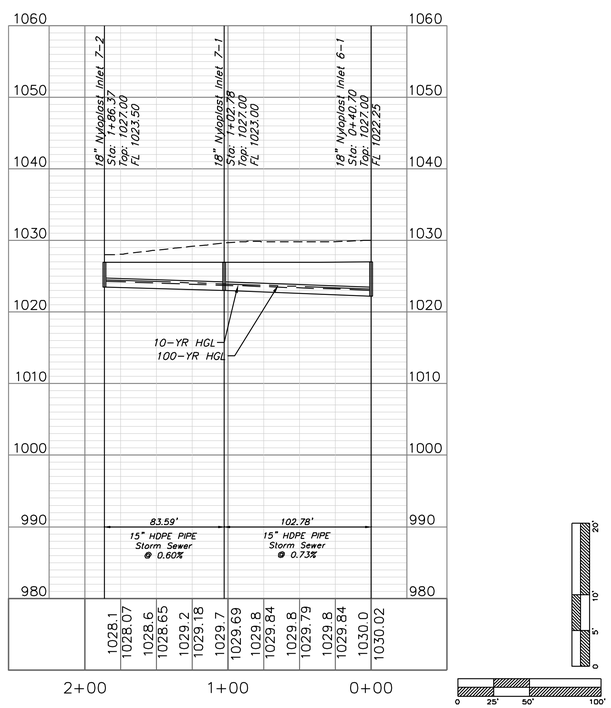
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 7

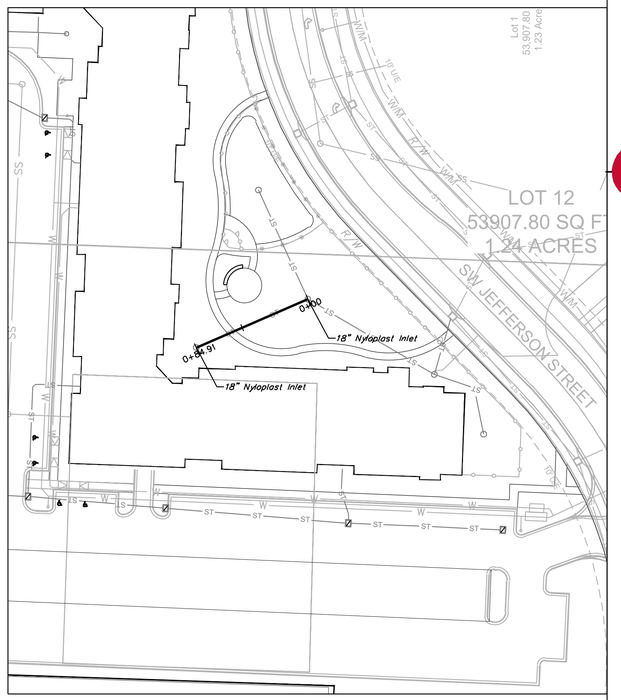


STORM SEWER PLAN AND PROFILE

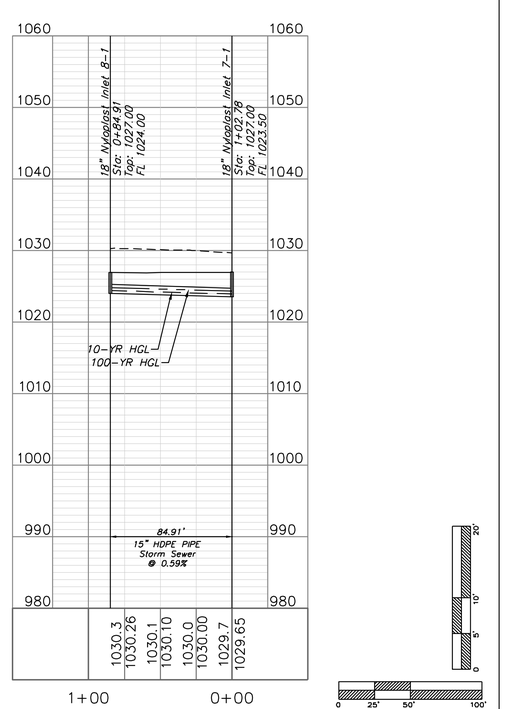
SCALE: 1" = 50'

North

0 25' 50' 100'



ROOF DRAIN LINE 8



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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Storm Sewer Plan and Profile
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

REMOVE EXISTING 6" SDR-26 PVC
Private Sanitary Service line
INSTALL NEW 8" SDR-26 PVC
Private Sanitary Service line

New Sanitary
Manhole A-1

New Sanitary
Manhole A-2

New Sanitary
Manhole A-3

New Sanitary
Manhole A-4

Sanitary Line A

Sanitary Line A

10' Sidewalk Easement

10' SIDEWALK

10' Sidewalk Easement

20' U/E

35' U/E

10' U/E

20' B/L

Lot 1
53,907.80 sf
1.23 Acres

SW JEFFERSON STREET

1032'

1030'

SANITARY SEWER GENERAL LAYOUT

SCALE: 1" = 40'

0 20' 40' 80'

North

LEGEND:

Existing Underground Power	UGP — UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X — X
Existing Gas Main	GAS — GAS
Existing Water Main	X-W/M- — X-W/M-
Existing Storm Sewer	X-STM- — X-STM-
Existing Sanitary Sewer	X-SAN- — X-SAN-
Existing Underground Telephone	UGT — UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST — ST — ST
Proposed Storm Sewer (Public)	S — S — S
Proposed Sanitary Sewer	SS — SS
Proposed Underground Power	UGT — UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP — UGP

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
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SANITARY SEWER GENERAL LAYOUT
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

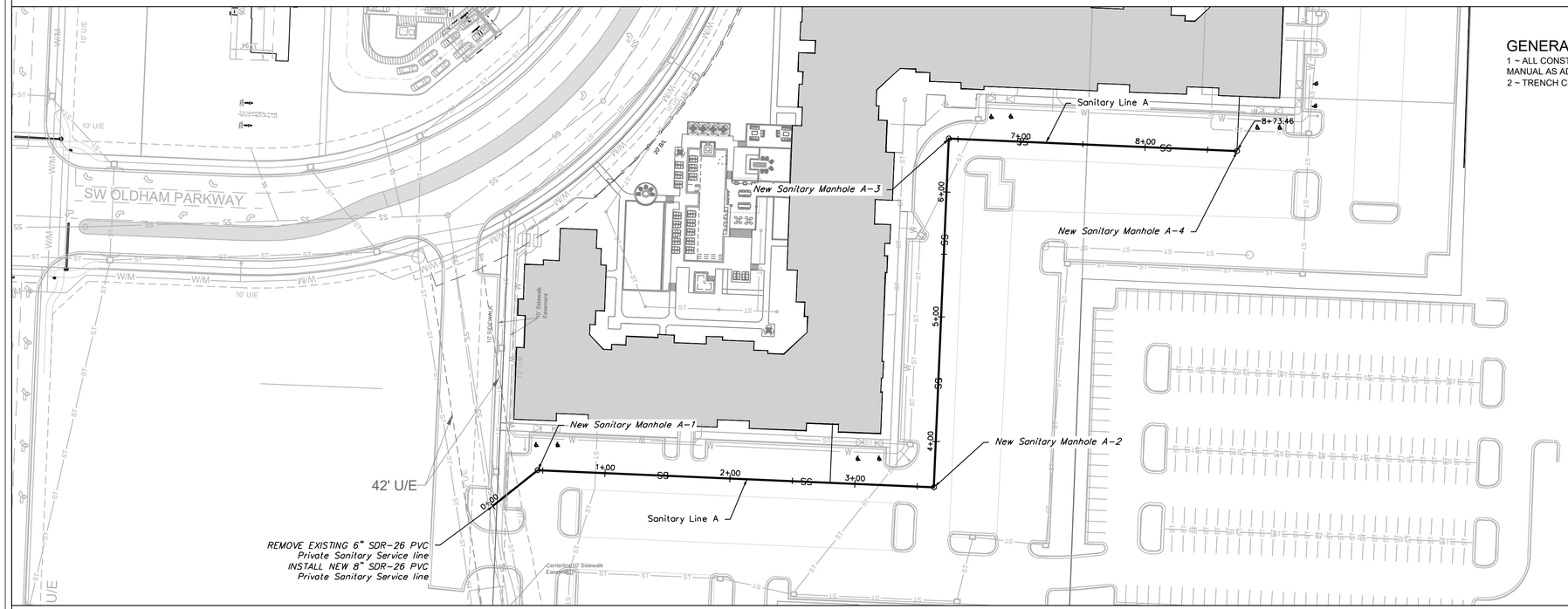
C.400

SANITARY SEWER PLAN AND PROFILE

SCALE: 1" = 50'

0 25' 50' 100'

North

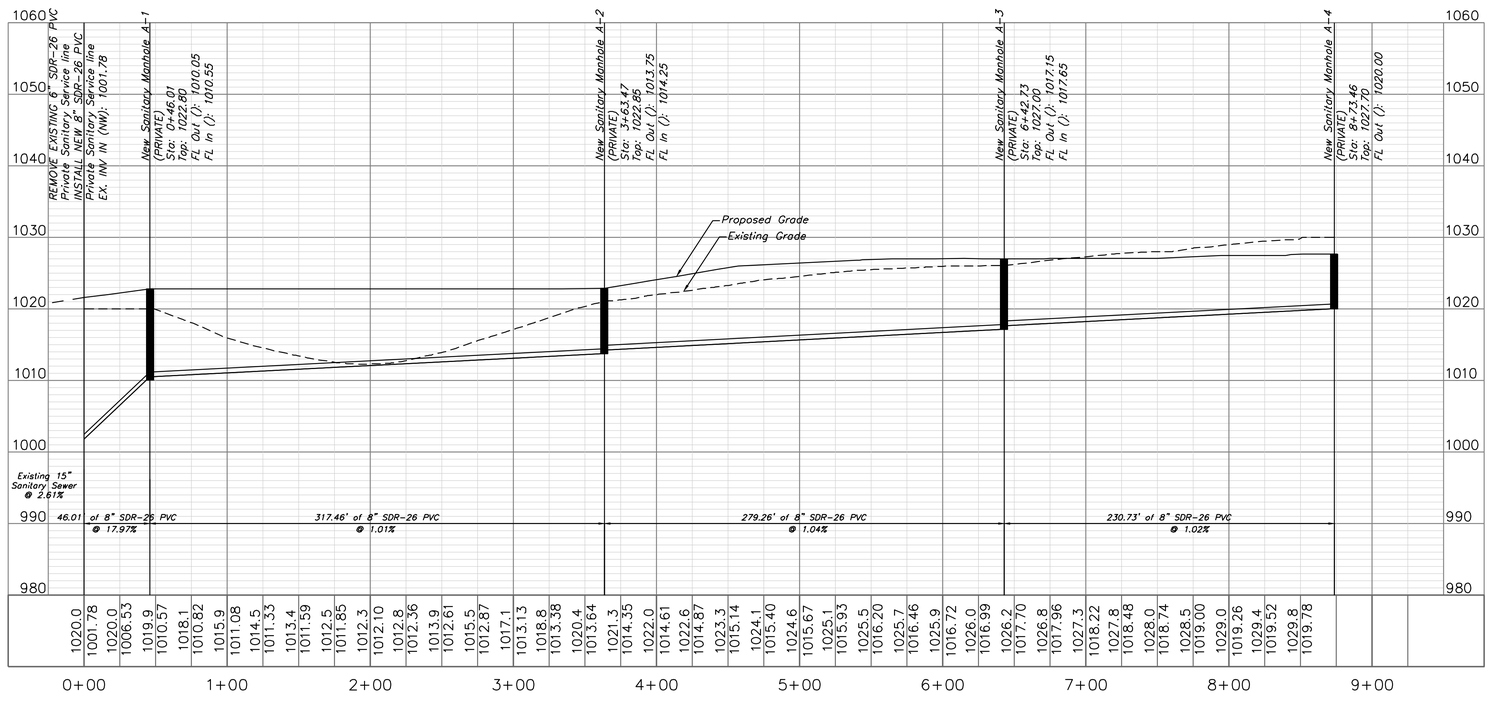


GENERAL NOTE:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

2 ~ TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION.

SANITARY LINE A



0 25' 50' 100'

0 5 10 20

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Sanitary Sewer Plan and Profile
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
NOTARIZED
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.401

WATER LINE GENERAL LAYOUT

SCALE: 1" = 40'

0 20' 40' 80'

North

New 6" Cut-in Tee w/ 6" Gate Valve (E)

New Backflow Vault

Ex. Public 12" Water

New Fire Hydrant

347 L.F. New 2" Type K Copper Water Service line

Install 2" Water Meter and Vault

FDC

1,516 L.F. New 6" Fire line

Ex. Public 12" Water

New Fire Hydrant

New Fire Hydrant

FDC

Water Service Connection

558 L.F. New 2" Type K Copper Water Service line

Ex. Public 12" Water

Install 2" Water Meter and Vault

New 6" Cut-in Tee w/ 6" Gate Valve (E)

Install Irrigation Tap and Backflow

New Fire Hydrant

1,516 L.F. New 6" Fire line

New Fire Hydrant

New Backflow Vault

Lot 1
53,907.80 sf
1.23 Acres

SW JEFFERSON STREET

930'

1032'

LEGEND:

Existing Underground Power	UGP UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	GAS GAS
Existing Water Main	X W/M X W/M
Existing Storm Sewer	X STM X STM
Existing Sanitary Sewer	X SAN X SAN
Existing Underground Telephone	UGT UGT
Existing Overhead Power	OHE
Proposed Storm Sewer (Private)	ST ST ST
Proposed Storm Sewer (Public)	S S S
Proposed Sanitary Sewer	SS SS
Proposed Underground Power	UGT UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP UGP

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Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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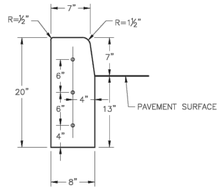
WATER LINE GENERAL LAYOUT
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

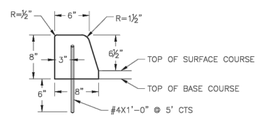
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

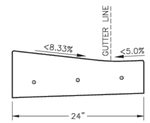
C.500



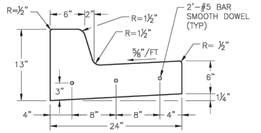
STRAIGHT CURB
(TYPE C-1)



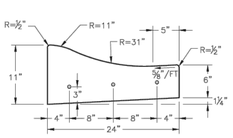
DOWELLED CURB
(TYPE DC)



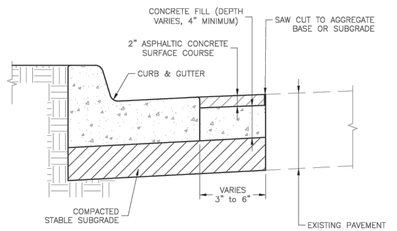
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



ROLL BACK CURB & GUTTER
(TYPE CG-2)

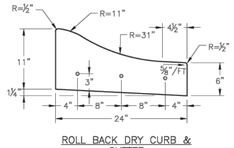


CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

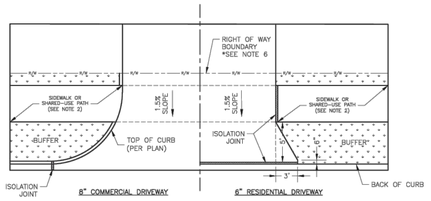
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

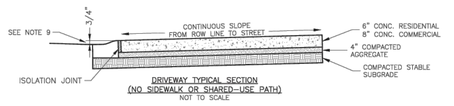
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project:
Date Name:
Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #:

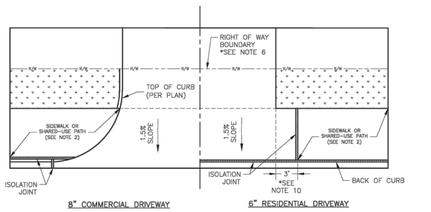
GEN-4



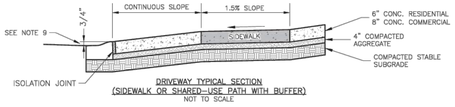
DRIVEWAY WITH BUFFER
NOT TO SCALE



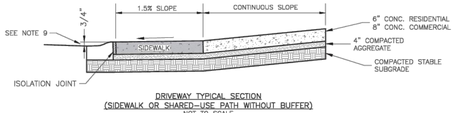
DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL

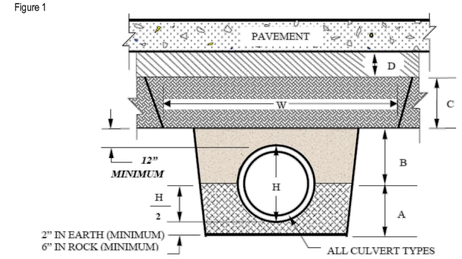
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project:
Date Name:
Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-1

SECTION 2104 BACKFILL DETAILS

Figure 1



A- Consolidated granular bedding material.

B- Granular bedding material or Flowable Backfill (CLSM).

C – Compacted Embankment - 2102.6. Lift thickness shall not exceed the capability of the equipment being utilized to achieve the proper density and consolidation, and in no case shall a lift exceed twelve inches for soil. The minimum width, W, shall be two feet wider than the width of the required compaction device, or five feet, whichever is greater.

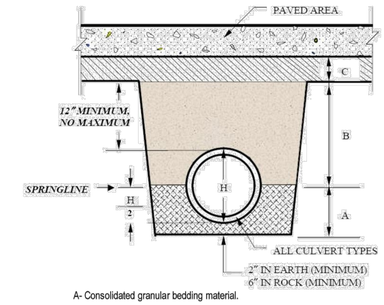
D – Compacted Subgrade - Subgrade thickness shall be as specified in Table 1 of Section 5206 and as directed by the Engineer. Subgrade preparation shall be done in accordance with Section 2201 and shall consist of aggregate for base course, stabilized subgrade, or compacted soil – in accordance with the associated Sections 2201, 2202, and 2203.

Figure 1
(Deep Sewer Lines Using Earth Compaction Equipment, or in Depths Exceeding 30" of Cover)

Figure 2

The following cross-sectional view of typical storm sewer trench construction under street, alley pavements, and entrances Figure 2, shall apply to all storm sewer backfill areas where deep trenches are not widened to allow heavy roadway compaction equipment. Figure 2 shall also apply to shallow (30" to 18" from top of pipe to bottom of pavement) roadway trenches:

Backfilling shall be placed as shown in Figure 2.

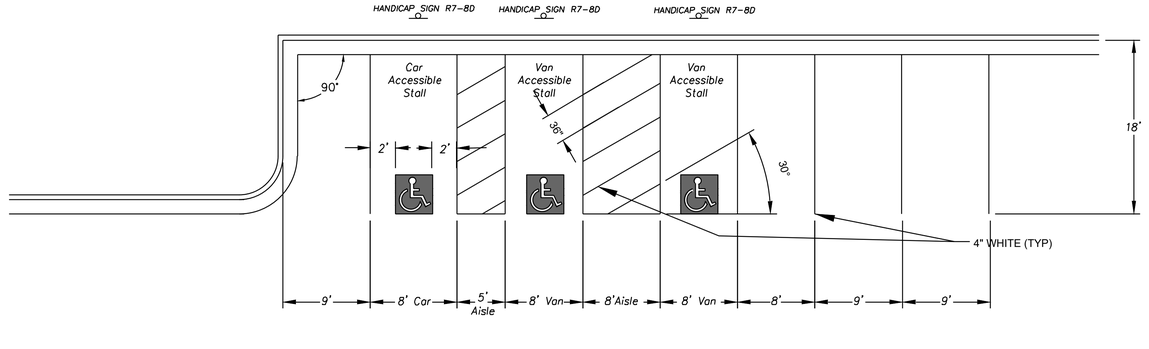


A- Consolidated granular bedding material.

B- Granular bedding material, hand compacted soil - 95% of max. density using ASTM D 698, or Flowable Backfill (CLSM). Maximum lift thickness 6". Granular bedding material shall be used in Zone B for all pipe except reinforced concrete pipe.

C – Compacted Subgrade - Subgrade thickness shall be as specified in Table 1 of Section 5206 and as directed by the Engineer. Subgrade preparation shall be done in accordance with Section 2201 and shall consist of aggregate for base course, stabilized subgrade, or compacted soil – in accordance with the associated Sections 2201, 2202, and 2203.

Figure 2
(For Deep Trenches Without Roadway Compaction Equipment, or Shallow Trenches Having Less than 30" of Cover)



GENERAL NOTE:
1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

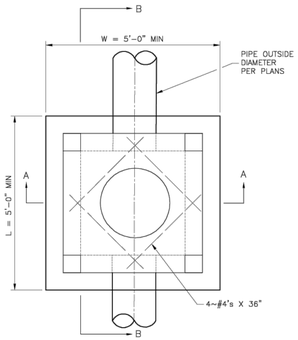
Standard Details
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

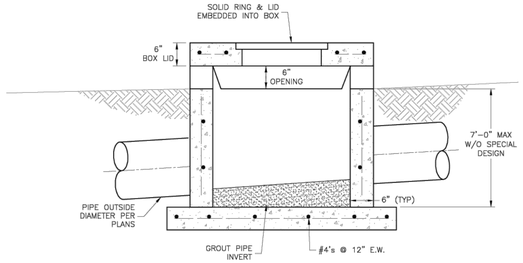
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

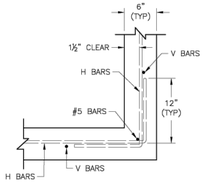
C.600



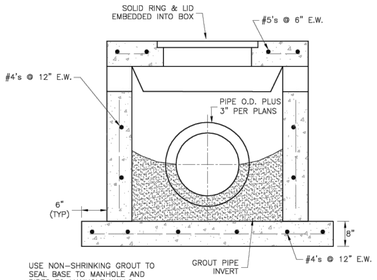
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

GENERAL NOTES:

1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

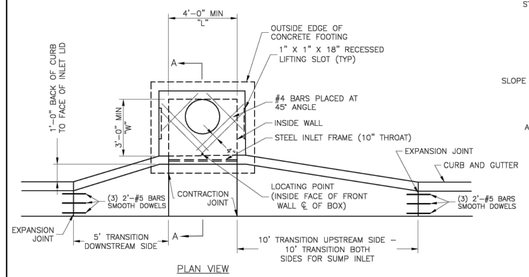
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

FIELD INLET DETAIL

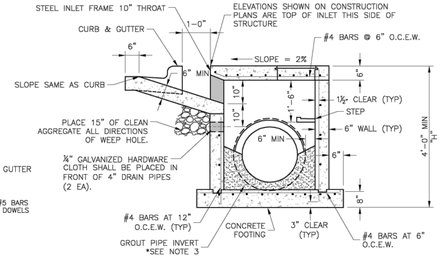
Project:
Client Name:

Drawn By: MJF
Checked By: DL
Date: 06/17
Proj. #:

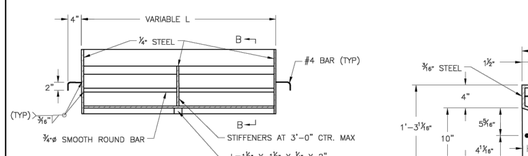
STM-2



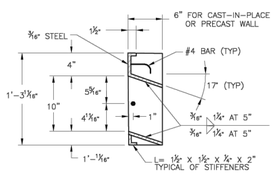
PLAN VIEW



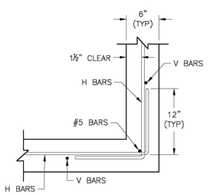
SECTION A–A



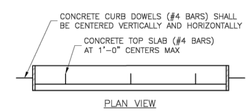
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

STEEL FRAME NOTES:

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:

1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

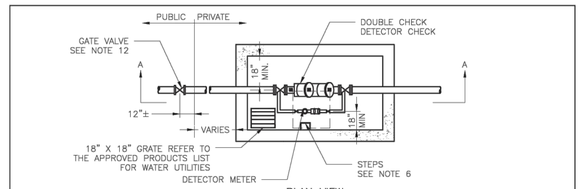
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB INLET DETAIL

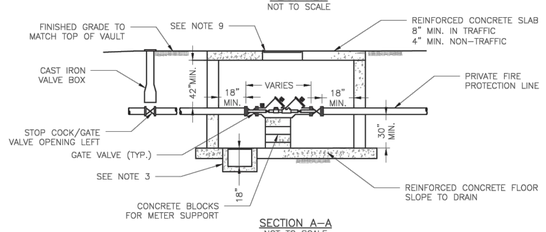
Project:
Client Name:

Drawn By: MJF
Checked By: DL
Date: 06/17
Proj. #:

STM-1



PLAN VIEW
NOT TO SCALE



SECTION A–A
NOT TO SCALE

GENERAL NOTES:

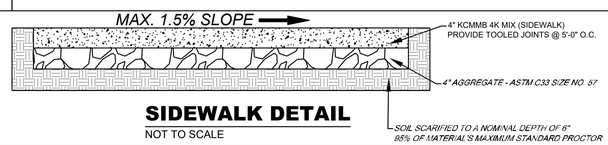
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE–GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816–969–1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON–TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

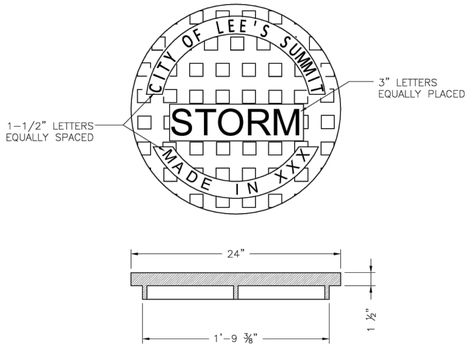
VAULT FOR DOUBLE CHECK DETECTOR CHECK

Date: 02/2016
Drawn By: JN
Checked By: DL

WAT-12



SIDEWALK DETAIL
NOT TO SCALE



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

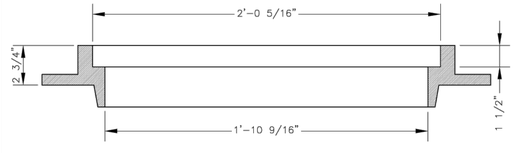
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

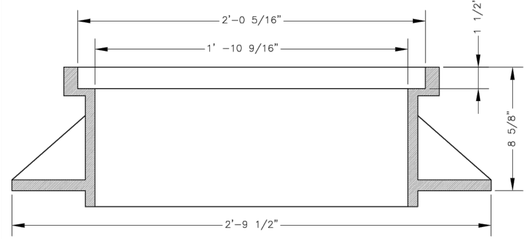
STORM MANHOLE COVER DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-6



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7

GENERAL NOTE:
1 – ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

ENGINEERING SOLUTIONS
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Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

Standard Details
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

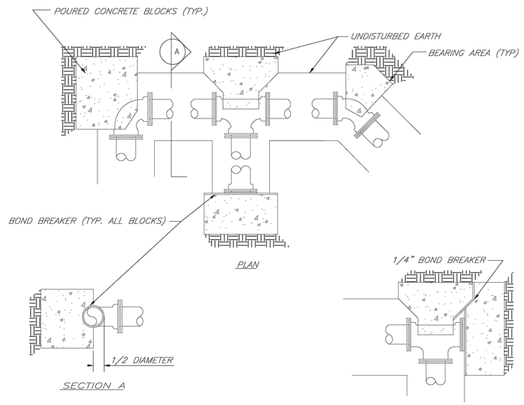
REVISIONS

C.601

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

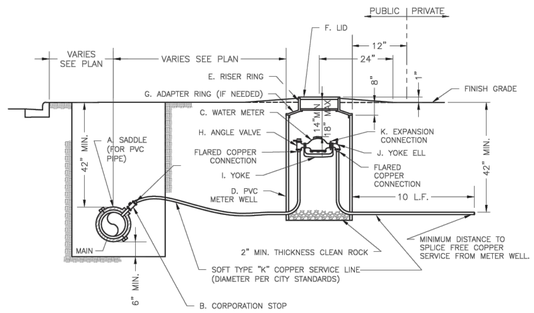
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HORIZONTAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14
Rev:



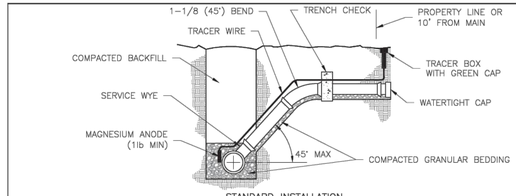
NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

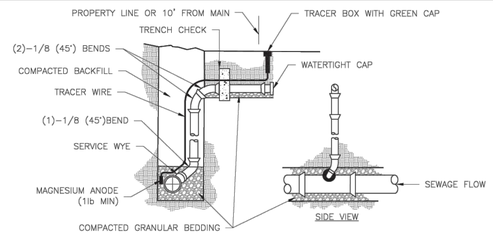
SERVICE CONNECTION WITH METER WELL

Date: 06/2015
Drawn By: JN
Checked By: DL

WAT-11



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

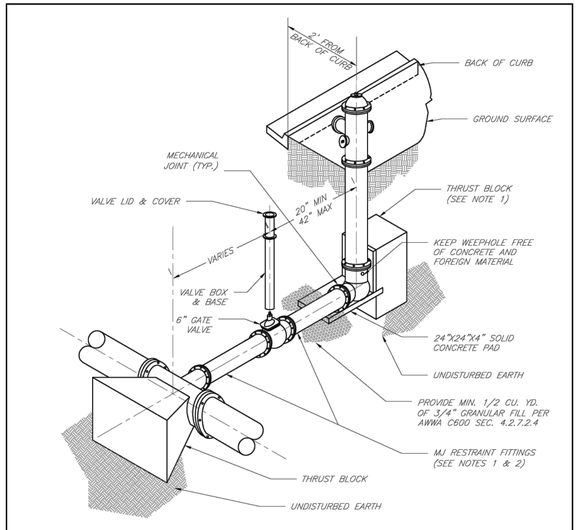
NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER–PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SANITARY SEWER STUB DETAIL

Date: 12/2015
Drawn By: MJF
Checked By: DL

SAN-1

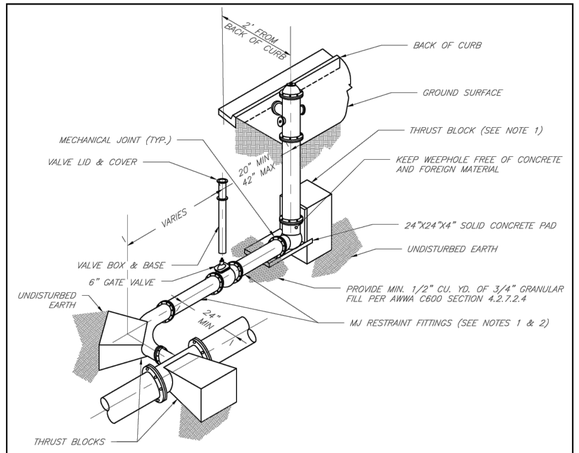


NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT INSTALLATION – STRAIGHT SET

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT–7
Rev: 1/14
Rev:



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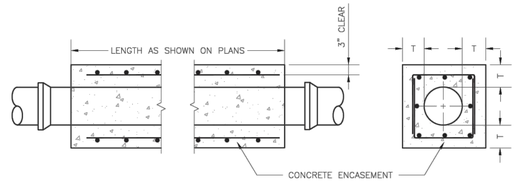
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT WITH 90 DEGREE BEND

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT–8
Rev: 1/14
Rev:



NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
2. FOR PIPES 15" THRU 36", T = 8" MIN.
3. INTERMEDIATE BELLS SHALL BE ENCASED.
4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PIPE ENCASEMENT DETAIL

Date: 01/2016
Drawn By: JN
Checked By: DL

SAN-7

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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Professional Registration
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Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
Issue Date: November 4, 2025

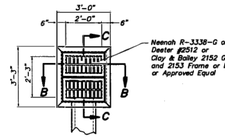
Standard Details
Construction Plans for:
Lot 11, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.602

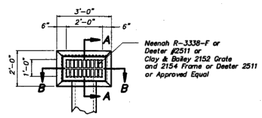


PLAN

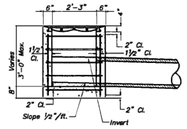
NOTE:

1. Location point at center of inlet.
2. A separate top slab may be utilized.
3. Not recommended for use in areas with bicycle traffic.

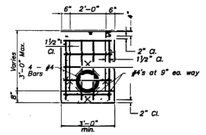
* East Jordan is an approved manufacturer for castings.



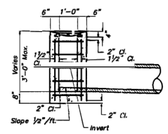
PLAN



SECTION C–C



SECTION B–B

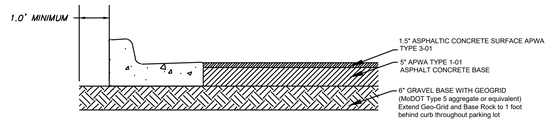


SECTION A–A

DOUBLE GRATE INLET DETAILS

SINGLE GRATE INLET DETAILS

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METROPOLITAN CHAPTER
GRATE INLET DETAILS	STANDARD DRAWING NUMBER 6-1 ADOPTED: APRIL 17, 1996



PRIVATE ASPHALT PAVEMENT - DRIVE AREAS

NOT TO SCALE

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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Engineering 8254
Nebraska
Engineering CA2621

Lot 11, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Lot 11, Oldham Village
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Standard Details
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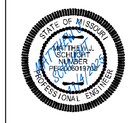
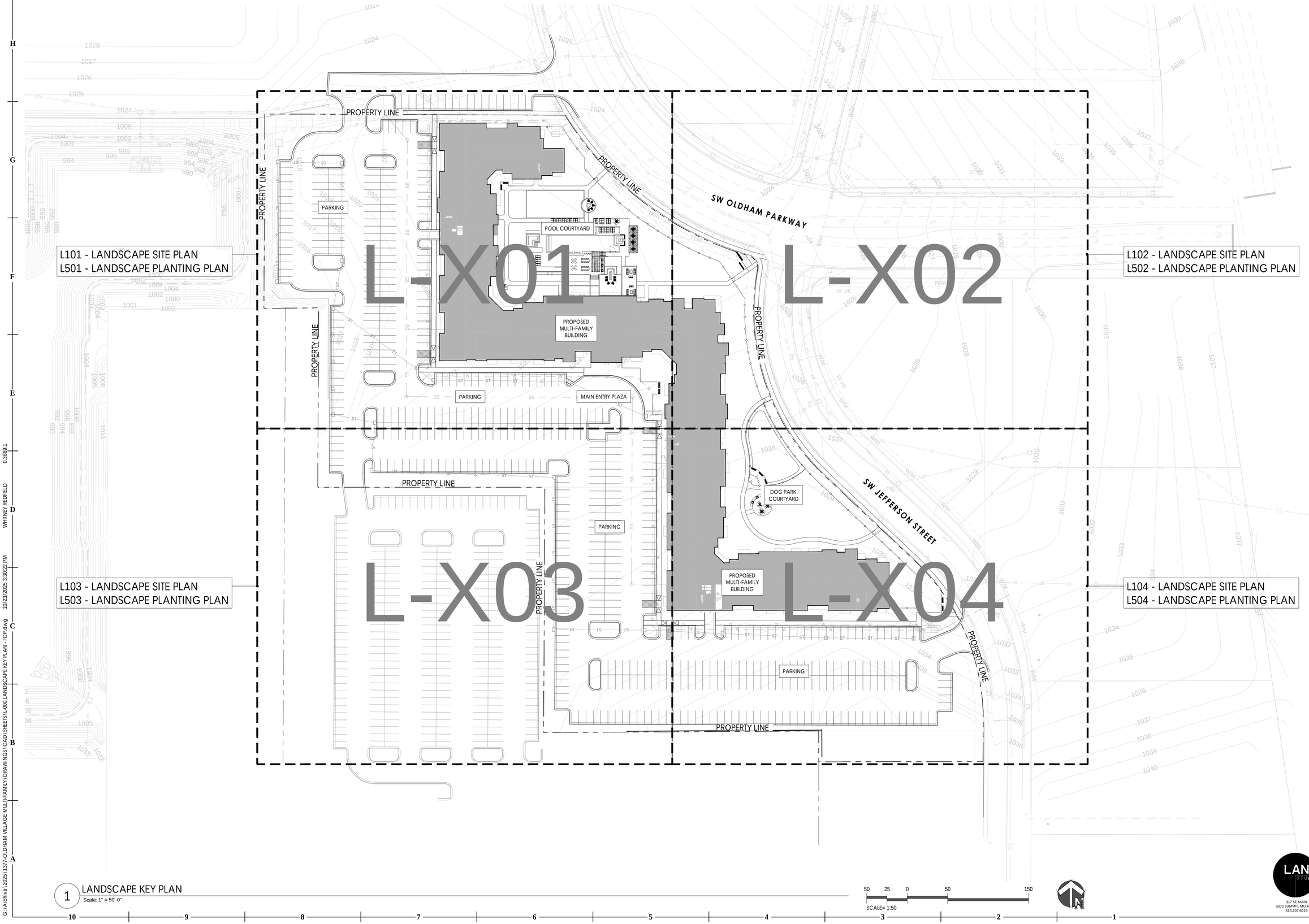


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS



1 LANDSCAPE KEY PLAN
Scale: 1" = 50'-0"

50 25 0 50 150
SCALE= 1:50

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SUITE 1400
KANSAS CITY, MO 64112
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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
DOUG JUSTUS HEAD NUMBER 2002003007
LANDSCAPE ARCHITECT
10.24.25
PROFESSIONAL SEAL

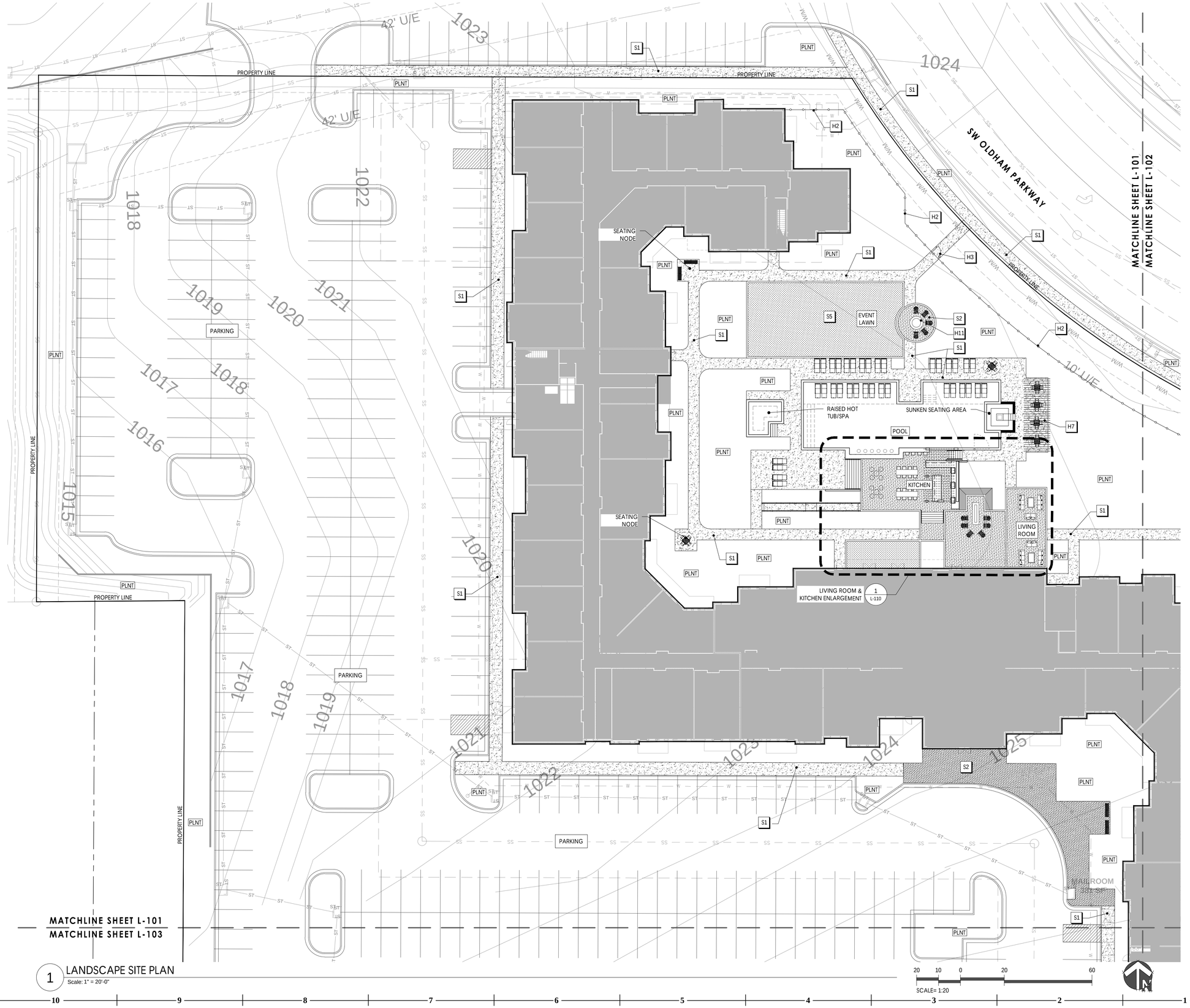
L-000

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE KEY PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

G:\Archive\2025\1377-OLDHAM VILLAGE MULTI-FAMILY\DRAWINGS\CAD\SHEETS\L-000 LANDSCAPE KEY PLAN - FDP.dwg 10/23/2025 3:30:22 PM WHITNEY REDFIELD 0.3869:1



1 LANDSCAPE SITE PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

KEY PLAN

LANDSCAPE SITE SURFACING LEGEND

- S1 — STANDARD CONCRETE SIDEWALK w/ BROOM FINISH
  - (RE: CIVIL)
- S2 — STAMPED CONCRETE WALK w/ INTEGRAL COLOR
  - (RE: CIVIL)
- S3 — SYNTHETIC TURF
  - PET SPECIFIC SYNTHETIC TURF (SYN-LAWN-PET PLATINUM) FOR DOG PARK; SYNAUGUSTINE X47 FOR POOL LAWN; 8" CLEAN GRAVEL BASE SET ON DRAIN-TILE
  - 8" CONCRETE CURB EDGE w/NAILER BOARD
  - SUBDRAINAGE PIPING TIED INTO STORM SEWER STRUCTURE PROVIDED BY CIVIL
- S4 — CRUSHED ROCK PATHWAY

LANDSCAPE SITE FEATURES LEGEND

- H1 — CONCRETE STEPS & HANDRAIL
  - (RE: CIVIL)
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  - 6' HT., POWDERCOATED CHAINLINK
- H3 — GATE-PERIMETER SECURITY
  - SINGLE LEAF; 6' HT. x4' GATE
- H4 — FENCE- DOG PARK
  - 4' HT., POWDERCOATED CHAINLINK
- H5 — GATE- DOG PARK
  - 4' HT. X 4'; SINGLE LEAF
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- H7 — POOL TRELLIS
  - WOOD OR METAL
- H8 — POOL KITCHEN OVERHEAD STRUCTURE
  - RE: ARCH. DWGS
- H9 — GRILL COUNTER; DOG PARK COURTYARD
- H10 — LINEAR FIRE FEATURE
- H11 — ROUND FIRE FEATURE
- H12 — LINEAR WOOD BENCH
- H13 — GRILL COUNTER; DOG PARK COURTYARD
- H14 — ACCESSIBLE RAMP W/ HANDRAILS
  - (RE: CIVIL)

LANDSCAPE SITE NOTES

1. THIS PLAN PROVIDES EXTENTS OF SITE PEDESTRIAN FLATWORK, HARDSCAPE FEATURES, SYNTHETIC SURFACINGS, FENCING, AGGREGATE & STONE SURFACING, AND DECORATIVE PAVEMENT FINISHES. THIS PLAN DOES NOT PROVIDE INFORMATION ON SIDEWALK CONSTRUCTION. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS, AND EXECUTION OF WORK:
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   - SECTION 321813 - SYNTHETIC GRASS SURFACING
   - SECTION 323113 - CHAINLINK FENCES AND GATES
   - SECTION 321500 - AGGREGATE & STONE SURFACING
2. REFER TO CIVIL PLANS & SPECIFICATIONS FOR ALL CONCRETE WALKS, STEPS, JOINTING, PARKING PAVEMENT, CURBS, AND STORMWATER DESIGN.

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE

1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
DOUG USHERWOOD
NUMBER
LA-2002003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

L-101

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE SITE PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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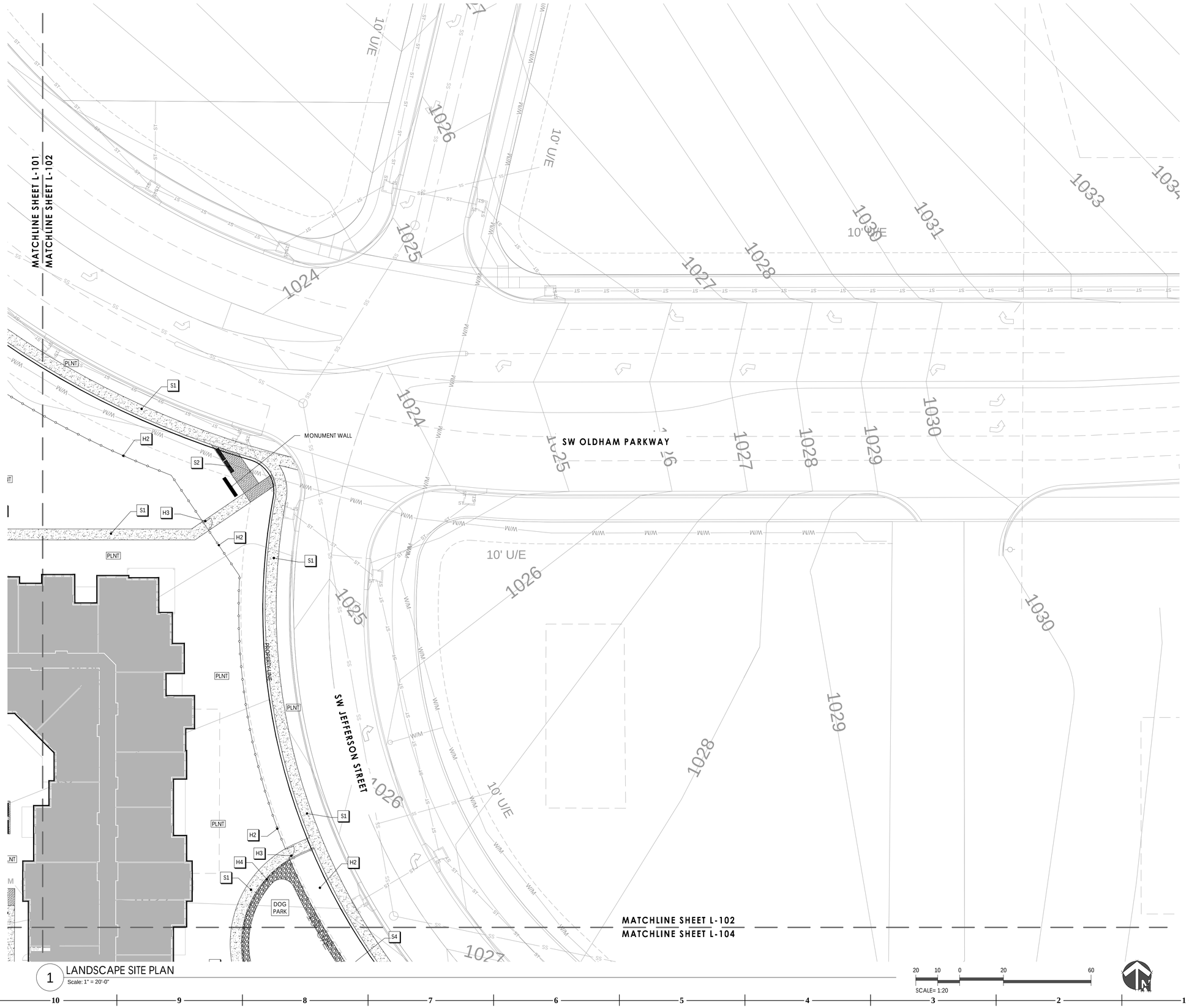

1 LANDSCAPE SITE PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

LANDSCAPE SITE SURFACING LEGEND

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  - 8" CONCRETE CURB EDGE w/NAILER BOARD
  - SUBDRAINAGE PIPING TIED INTO STORM SEWER STRUCTURE PROVIDED BY CIVIL
- S4 — CRUSHED ROCK PATHWAY

LANDSCAPE SITE FEATURES LEGEND

- H1 — CONCRETE STEPS & HANDRAIL
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  - RE: ARCH. DWGS
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  - (RE: CIVIL)

LANDSCAPE SITE NOTES

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KEY PLAN
L-X01 L-X02 L-X03 L-X04

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
JOSHUA
ISHERWOOD
NUMBER
LA-2012003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

L-102

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE SITE PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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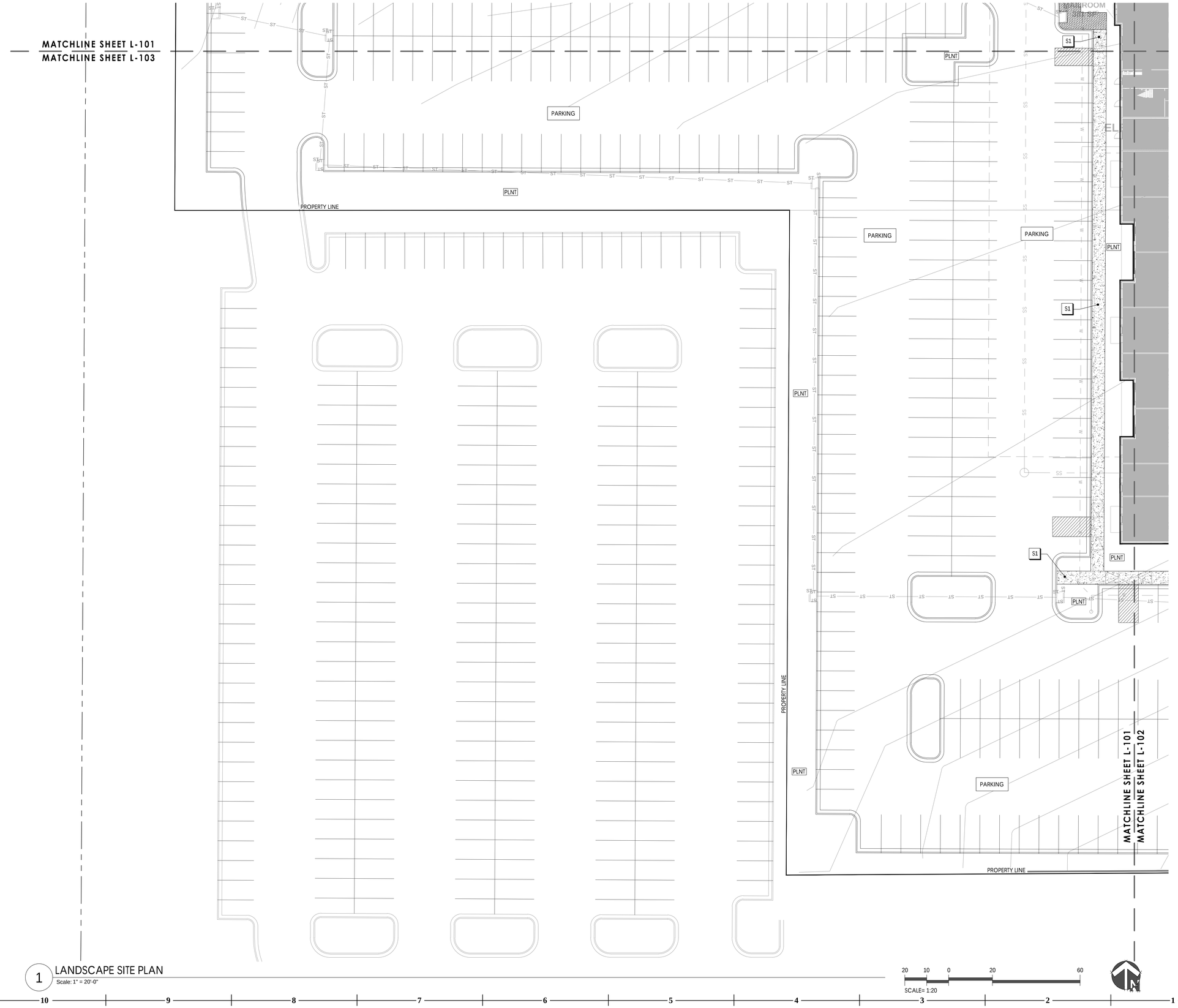

1 LANDSCAPE SITE PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

LANDSCAPE SITE SURFACING LEGEND

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  - (RE: CIVIL)
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LANDSCAPE SITE NOTES

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LEE SUMMIT, MO 64081

REVISION DATES:

PROFESSIONAL SEAL

L-103

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE SITE PLAN

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317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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MATCHLINE SHEET L-102
MATCHLINE SHEET L-104

MATCHLINE SHEET L-101
MATCHLINE SHEET L-102

DOG PARK

DOG PARK

DOG PARK AND GRILL AREA ENLARGEMENT
2 L-110

SW JEFFERSON STREET

PROPERTY LINE

PARKING

PARKING

PROPERTY LINE

PLNT

S1 S2 S3 S4 H1 H2 H3 H4 H5 H6 H7 H8 H9 H10 H11 H12 H13 H14

1027 1028 1029 1030 1031 1032 1033 1034 1035 1036

1 LANDSCAPE SITE PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

KEY PLAN
L-X01 L-X02 L-X03 L-X04

LANDSCAPE SITE SURFACING LEGEND

- S1 — STANDARD CONCRETE SIDEWALK w/ BROOM FINISH
  - (RE: CIVIL)
- S2 — STAMPED CONCRETE WALK w/ INTEGRAL COLOR
  - (RE: CIVIL)
- S3 — SYNTHETIC TURF
  - PET SPECIFIC SYNTHETIC TURF (SYN-LAWN-PET PLATINUM) FOR DOG PARK; SYNAUGUSTINE X47 FOR POOL LAWN; 8" CLEAN GRAVEL BASE SET ON DRAIN-TILE
  - 8" CONCRETE CURB EDGE w/NAILER BOARD
  - SUBDRAINAGE PIPING TIED INTO STORM SEWER STRUCTURE PROVIDED BY CIVIL
- S4 — CRUSHED ROCK PATHWAY

LANDSCAPE SITE FEATURES LEGEND

- H1 — CONCRETE STEPS & HANDRAIL
  - (RE: CIVIL)
- H2 — FENCE- PERIMETER SECURITY
  - 6' HT., POWDERCOATED CHAINLINK
- H3 — GATE-PERIMETER SECURITY
  - SINGLE LEAF; 6' HT. x4' GATE
- H4 — FENCE- DOG PARK
  - 4' HT., POWDERCOATED CHAINLINK
- H5 — GATE- DOG PARK
  - 4' HT. X 4'; SINGLE LEAF
- H6 — GRILL COUNTER; POOL COURTYARD
- H7 — POOL TRELLIS
  - WOOD OR METAL
- H8 — POOL KITCHEN OVERHEAD STRUCTURE
  - RE: ARCH. DWGS
- H9 — GRILL COUNTER; DOG PARK COURTYARD
- H10 — LINEAR FIRE FEATURE
- H11 — ROUND FIRE FEATURE
- H12 — LINEAR WOOD BENCH
- H13 — GRILL COUNTER; DOG PARK COURTYARD
- H14 — ACCESSIBLE RAMP W/ HANDRAILS
  - (RE: CIVIL)

LANDSCAPE SITE NOTES

1. THIS PLAN PROVIDES EXTENTS OF SITE PEDESTRIAN FLATWORK, HARDSCAPE FEATURES, SYNTHETIC SURFACINGS, FENCING, AGGREGATE & STONE SURFACING, AND DECORATIVE PAVEMENT FINISHES. THIS PLAN DOES NOT PROVIDE INFORMATION ON SIDEWALK CONSTRUCTION. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS, AND EXECUTION OF WORK:
   - SECTION 321316 - DECORATIVE CONCRETE PAVING FINISHES
   - SECTION 321813 - SYNTHETIC GRASS SURFACING
   - SECTION 323113 - CHAINLINK FENCES AND GATES
   - SECTION 321500 - AGGREGATE & STONE SURFACING
2. REFER TO CIVIL PLANS & SPECIFICATIONS FOR ALL CONCRETE WALKS, STEPS, JOINTING, PARKING PAVEMENT, CURBS, AND STORMWATER DESIGN.

HOEFER WELKER
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www.hoeferwelker.com

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
JOSHUA J. HOWARD
NUMBER
LA-2012003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

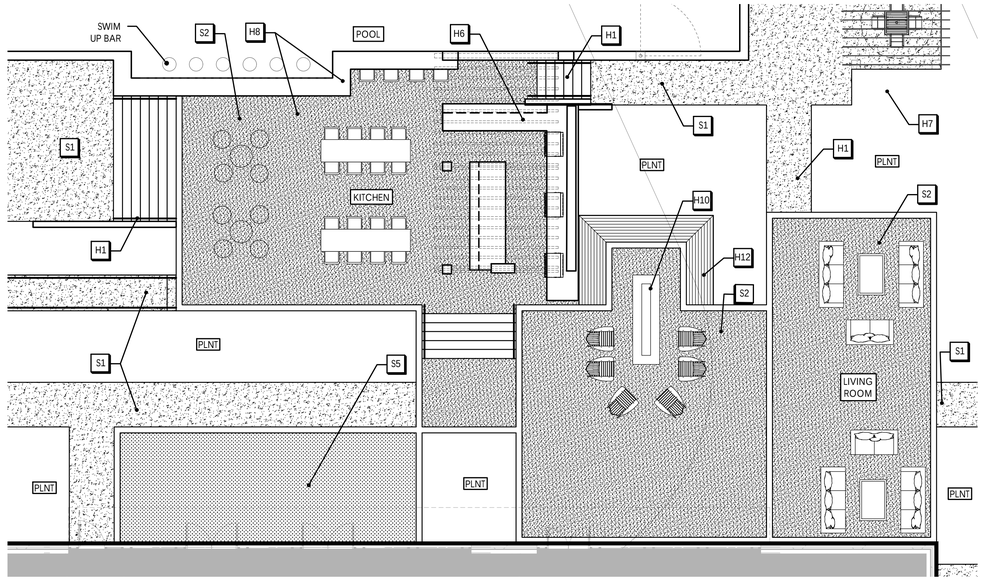
L-104

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE SITE PLAN

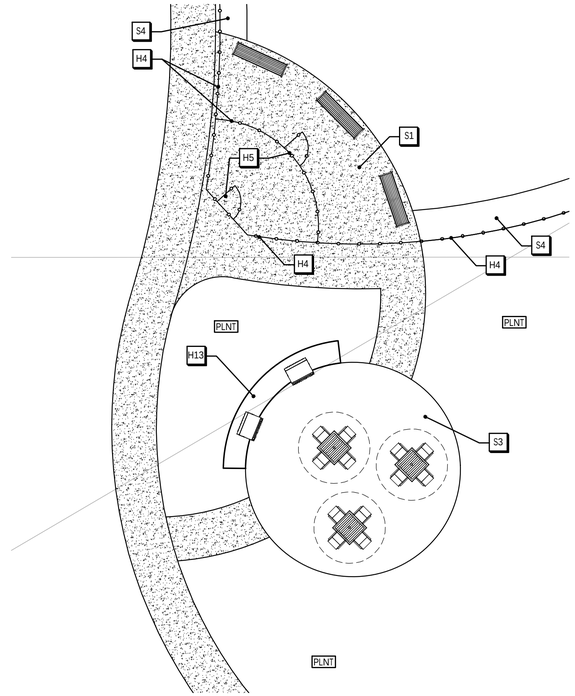
LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

G:\Archive\2025\1377-OLDHAM VILLAGE MULTI-FAMILY\DRAWINGS\CAD\SHEETS\L-100 LANDSCAPE SITE PLAN - FDP.dwg 10/23/2025 3:30:50 PM WHITNEY REDFIELD 0.3869:1



1 LIVING ROOM & KITCHEN ENLARGEMENT
Scale: N.T.S.

8 4 0 8 24
SCALE: 1/8" =1'-0"



2 DOG PARK AND GRILL AREA ENLARGEMENT
Scale: 1/8"=1'-0"

8 4 0 8 24
SCALE: 1/8" =1'-0"

LANDSCAPE SITE SURFACING LEGEND

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   - SECTION 321813 - SYNTHETIC GRASS SURFACING
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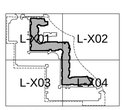

KEY PLAN

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE

1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

PROFESSIONAL SEAL

L-110

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE SITE PLAN ENLARGEMENT

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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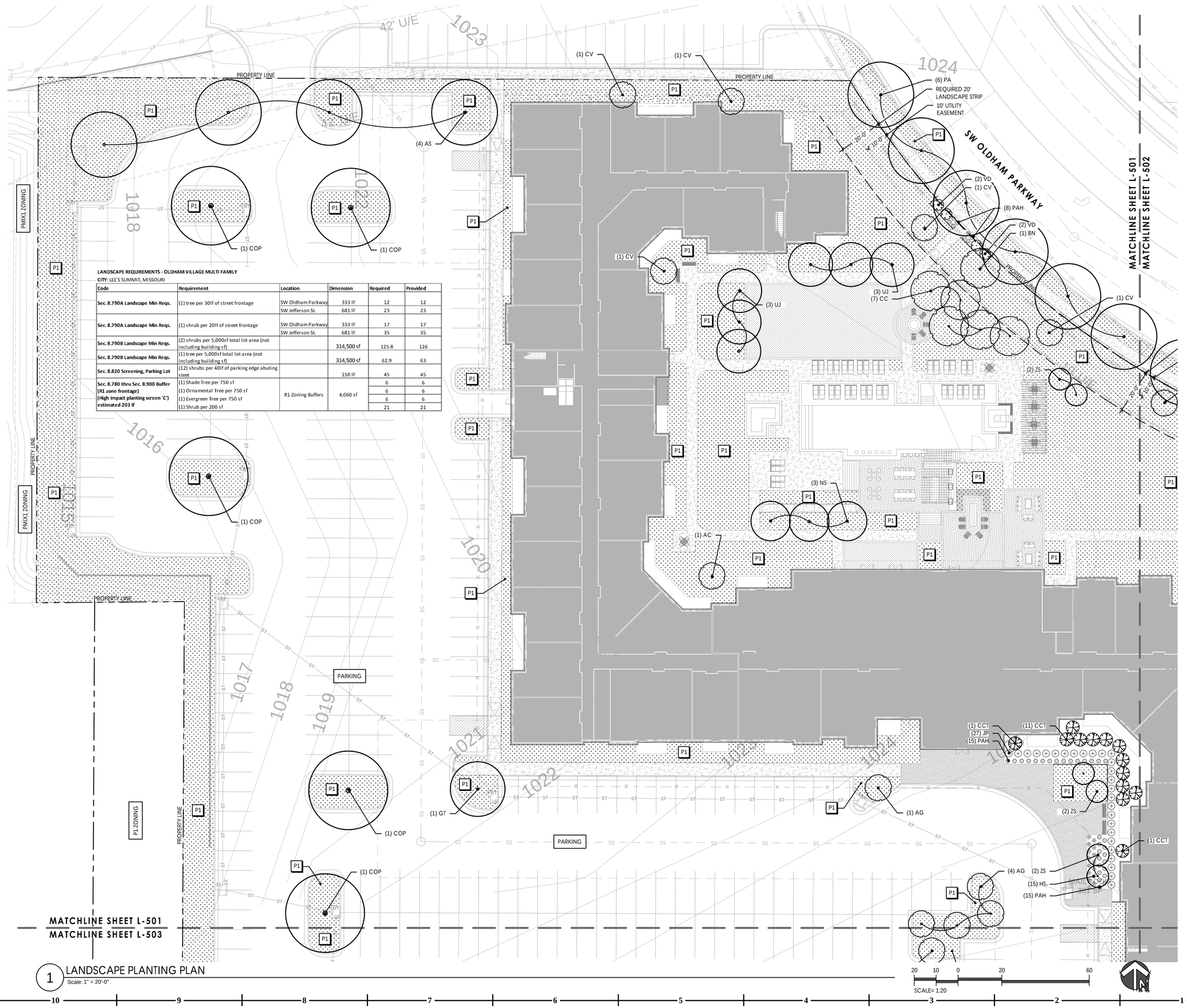

LANDSCAPE REQUIREMENTS - OLDHAM VILLAGE MULTI FAMILY

CITY: LEE'S SUMMIT, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided
Sec. 8.790A Landscape Min Reqs.	(1) tree per 30lf of street frontage	SW Oldham Parkway	333 lf	12	12
		SW Jefferson St.	681 lf	23	23
Sec. 8.790A Landscape Min Reqs.	(1) shrub per 20lf of street frontage	SW Oldham Parkway	333 lf	17	17
		SW Jefferson St.	681 lf	35	35
Sec. 8.790B Landscape Min Reqs.	(2) shrubs per 5,000sf total lot area (not including building sf)		314,500 sf	125.8	126
Sec. 8.790B Landscape Min Reqs.	(1) tree per 5,000sf total lot area (not including building sf)		314,500 sf	62.9	63
Sec. 8.820 Screening, Parking Lot	(12) shrubs per 40lf of parking edge abuting steet		150 lf	45	45
Sec. 8.780 thru Sec. 8.900 Buffer (R1 zone frontage) (High impact planting screen 'C') estimated 203 lf	(1) Shade Tree per 750 sf	R1 Zoning Buffers	4,060 sf	6	6
	(1) Ornamental Tree per 750 sf			6	6
	(1) Evergreen Tree per 750 sf			6	6
	(1) Shrub per 200 sf			21	21

1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

PLANT SCHEDULE

SYM.	KEY	COMMON NAME *BOTANICAL NAME*	SIZE/REMARKS
		DECIDUOUS TREES	
	AS	Fall Fiesta Sugar Maple *Acer saccharum 'Fall Fiesta'*	3" Cal.
	AT	Crimson Sunset Maple *Acer truncatum x A. platanoides 'JFS-KW202'*	3" Cal.
	COP	Prairie Pride Hackberry *Celtis occidentalis 'Prairie Pride'*	3" Cal.
	GT	Skyline Honeylocust *Gleditsia triacanthos 'Skycole'*	3" Cal.
	NS	Wildfire Blackgum *Nyss slyvetica 'Wildfire'*	3" Cal.
	PA	London Planetree *Platanus x acerifolia 'Exclamation!'*	3" Cal.
	QB	Swamp Oak *Quercus bicolor*	3" Cal.
	TD	Shawnee Brave Bald Cypress *Taxodium distichum 'Shawnee Brave'*	3" Cal.
	UJ	New Horizon Elm *Ulmus japonica × pumila 'New Horizon'*	3" Cal.
	ZS	Musashino Columnar Zelkova *Zelkova serrata 'Musashino'*	3" Cal.
		ORNAMENTAL TREES	
	AG	Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'Autumn Brilliance'*	8' Ht.
	BN	Heritage River Birch *Betula nigra 'Cully'*	8' Ht.
	CC	Eastern Redbud *Cercis canadensis* (Single stem)	8' Ht.
	CV	Fringe Tree *Chionanthus Virginicus* (Single stem)	8' Ht.
	MJ	Royal Raindrops Crabapple *Malus 'JFS-KW5'*	8' Ht.
		EVERGREEN TREES	
	CL	Leyland Cypress *Cuprocyparis leylandii*	8' Ht.
	JV	Eastern Red Cedar *Juniperus virginiana*	8' Ht.
	TS	Green Giant Arborvitae *Thuja standishii × plicata 'Green Giant'*	8' Ht.
		EVERGREEN SHRUBS	
⊕	JP	Sea Green Juniper *Juniperus × pfitzeriana 'Sea Green'*	#3
		DECIDUOUS SHRUBS	
	AM	Aronia Chokeberry *Aronia melanocarpa*	#3
	CO	Fiber Optics Buttonbush *Cephalanthus occidentalis 'Fiber Optics'*	#3
	CCT	Tiger Eye Sumac *Cotinus coggygria 'Tiger Eye'*	#3
	SJ	Sunjoy Gold Pillar Barberry *Spiraea japonica 'Sunjoy Gold Pillar'*	#3
	VD	Blue Muffin Viburnum *Viburnum dentatum 'Blue Muffin'*	#3
		PERENNIALS/ORNAMENTAL GRASSES	
	EP	Purple Coneflower *Echinacea purpurea*	#2
	HS	Daylily *Hemerocallis spp.*	#2
	PAH	Hameln Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamel'*	#2
	PO	Karley Rose Fountain Grass *Pennisetum orientale 'Karley Rose'*	#2
	RF	Black-Eyed Susan *Rudbeckia fulgida*	#2
		GROUNDCOVER/TURF	
	AM	Ground Hug Aronia *Aronia melanocarpa 'Ground Hug'*	#1
P1		SOD TURF	

KEY PLAN
L-X02
L-X03
L-X04

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REVISION DATES:

STATE OF MISSOURI
RONG
JOSHUA HEAD
NUMBER
LA-2002003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

L-501

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE PLANTING PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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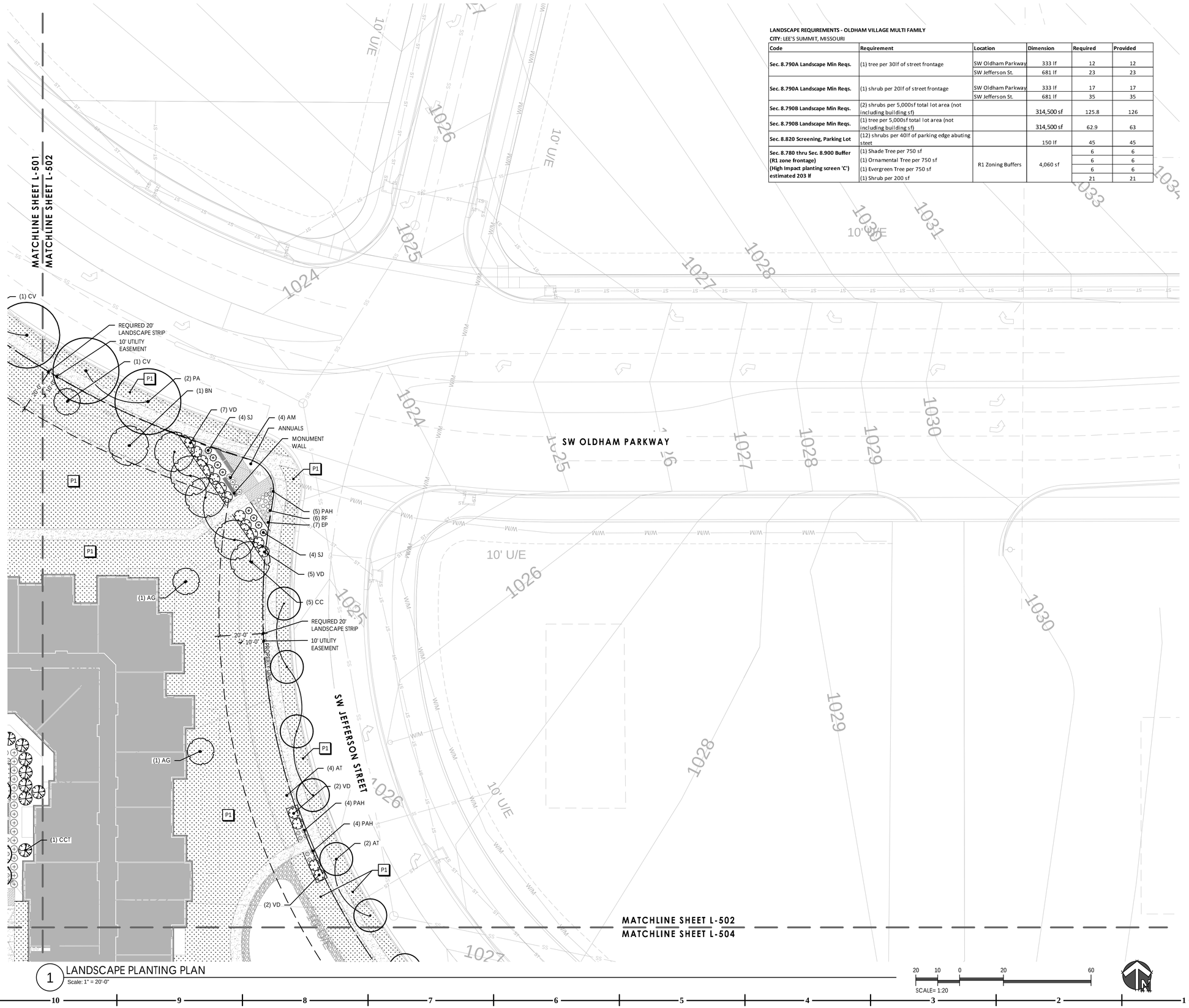

1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

LANDSCAPE REQUIREMENTS - OLDHAM VILLAGE MULTI FAMILY
CITY: LEE'S SUMMIT, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided
Sec. 8.790A Landscape Min Reqs.	(1) tree per 30lf of street frontage	SW Oldham Parkway	333 lf	12	12
		SW Jefferson St.	681 lf	23	23
Sec. 8.790A Landscape Min Reqs.	(1) shrub per 20lf of street frontage	SW Oldham Parkway	333 lf	17	17
		SW Jefferson St.	681 lf	35	35
Sec. 8.790B Landscape Min Reqs.	(2) shrubs per 5,000sf total lot area (not including building sf)		314,500 sf	125.8	126
Sec. 8.790B Landscape Min Reqs.	(1) tree per 5,000sf total lot area (not including building sf)		314,500 sf	62.9	63
Sec. 8.820 Screening, Parking Lot	(12) shrubs per 40lf of parking edge abuting steet		150 lf	45	45
Sec. 8.780 thru Sec. 8.900 Buffer (R1 zone frontage) (High Impact planting screen 'C') estimated 203 lf	(1) Shade Tree per 750 sf	R1 Zoning Buffers	4,060 sf	6	6
	(1) Ornamental Tree per 750 sf			6	6
	(1) Evergreen Tree per 750 sf			6	6
	(1) Shrub per 200 sf			21	21

PLANT SCHEDULE

SYM.	KEY	COMMON NAME *BOTANICAL NAME*	SIZE/REMARKS
		DECIDUOUS TREES	
	AS	Fall Fiesta Sugar Maple *Acer saccharum 'Fall Fiesta'*	3" Cal.
	AT	Crimson Sunset Maple *Acer truncatum x A. platanoides 'JFS-KW202'*	3" Cal.
	COP	Prairie Pride Hackberry *Celtis occidentalis 'Prairie Pride'*	3" Cal.
	GT	Skyline Honeylocust *Gleditsia triacanthos 'Skycole'*	3" Cal.
	NS	Wildfire Blackgum *Nyss slyvetica 'Wildfire'*	3" Cal.
	PA	London Planetree *Platanus x acerifolia 'Exclamation!'*	3" Cal.
	QB	Swamp Oak *Quercus bicolor*	3" Cal.
	TD	Shawnee Brave Bald Cypress *Taxodium distichum 'Shawnee Brave'*	3" Cal.
	UJ	New Horizon Elm *Ulmus japonica × pumila 'New Horizon'*	3" Cal.
	ZS	Musashino Columnar Zelkova *Zelkova serrata 'Musashino'*	3" Cal.
		ORNAMENTAL TREES	
	AG	Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'Autumn Brilliance'*	8' Ht.
	BN	Heritage River Birch *Betula nigra 'Cully'*	8' Ht.
	CC	Eastern Redbud *Cercis canadensis* (Single stem)	8' Ht.
	CV	Fringe Tree *Chionanthus Virginicus* (Single stem)	8' Ht.
	MJ	Royal Raindrops Crabapple *Malus 'JFS-KW5'*	8' Ht.
		EVERGREEN TREES	
	CL	Leyland Cypress *Cuprocyparis leylandii*	8' Ht.
	JV	Eastern Red Cedar *Juniperus virginiana*	8' Ht.
	TS	Green Giant Arborvitae *Thuja standishii × plicata 'Green Giant'*	8' Ht.
		EVERGREEN SHRUBS	
	JP	Sea Green Juniper *Juniperus × pfitzeriana 'Sea Green'*	#3
		DECIDUOUS SHRUBS	
	AM	Aronia Chokeberry *Aronia melanocarpa*	#3
	CO	Fiber Optics Buttonbush *Cephalanthus occidentalis 'Fiber Optics'*	#3
	CCT	Tiger Eye Sumac *Cotinus coggygria 'Tiger Eye'*	#3
	SJ	Sunjoy Gold Pillar Barberry *Spiraea japonica 'Sunjoy Gold Pillar'*	#3
	VD	Blue Muffin Viburnum *Viburnum dentatum 'Blue Muffin'*	#3
		PERENNIALS/ORNAMENTAL GRASSES	
	EP	Purple Coneflower *Echinacea purpurea*	#2
	HS	Daylily *Hemerocallis spp.*	#2
	PAH	Hameln Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamel'*	#2
	PO	Karley Rose Fountain Grass *Pennisetum orientale 'Karley Rose'*	#2
	RF	Black-Eyed Susan *Rudbeckia fulgida*	#2
		GROUNDCOVER/TURF	
	AM	Ground Hug Aronia *Aronia melanocarpa 'Ground Hug'*	#1
P1		SOD TURF	

KEY PLAN
L-501 L-502 L-503 L-504

HOEFER WELKER
4622 PENNSYLVANIA AVE
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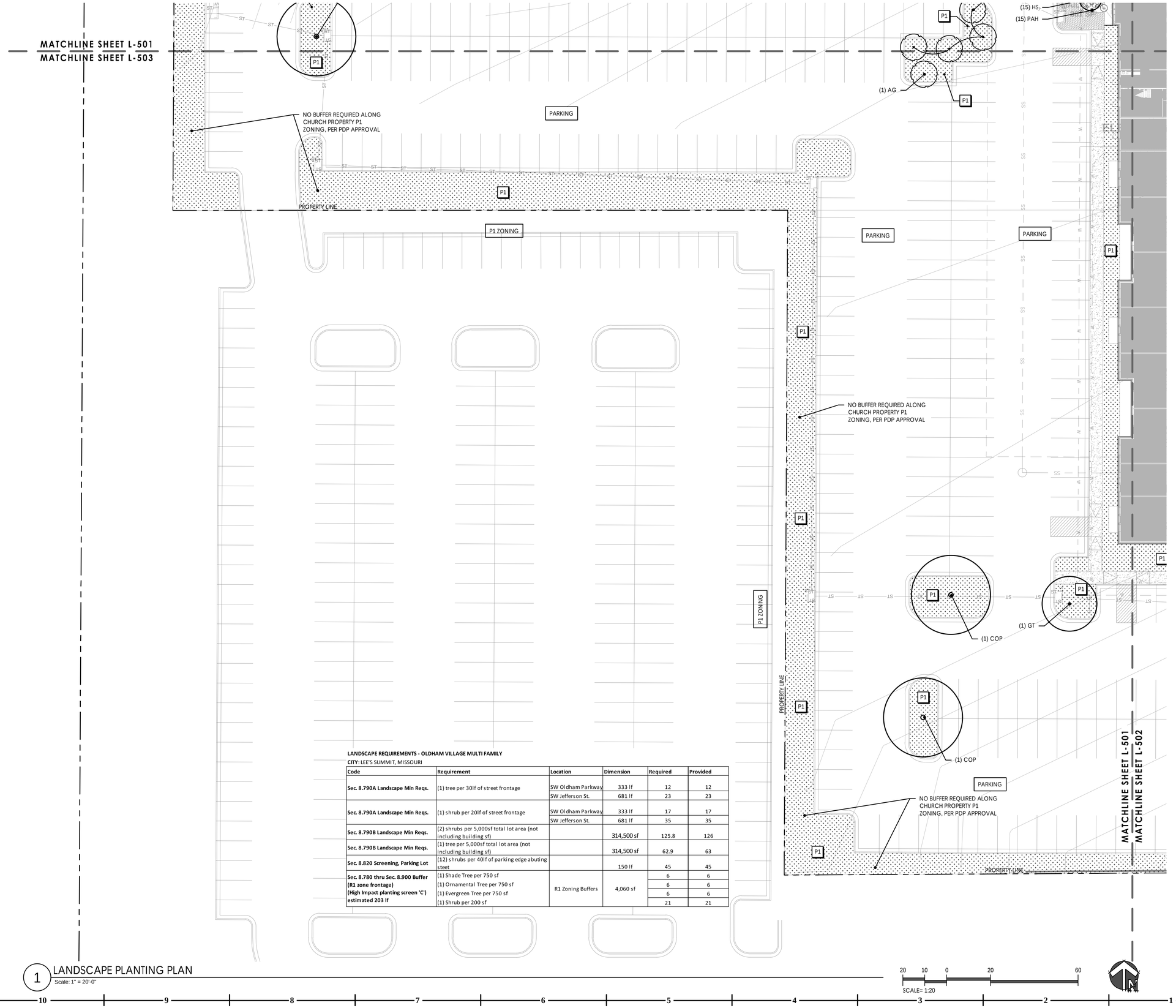

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	PO	Karley Rose Fountain Grass *Pennisetum orientale 'Karley Rose'*	#2
	RF	Black-Eyed Susan *Rudbeckia fulgida*	#2
		GROUNDCOVER/TURF	
	AM	Ground Hug Aronia *Aronia melanocarpa 'Ground Hug'*	#1
P1		SOD TURF	

1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

KEY PLAN

HOEFER WELKER
4622 PENNSYLVANIA AVE
SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700
www.hoeferwelker.com

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
DOUG JOSTEHEAD
NUMBER
LA-2002003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

L-503

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE PLANTING PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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MATCHLINE SHEET L-502
MATCHLINE SHEET L-504

MATCHLINE SHEET L-501
MATCHLINE SHEET L-502

LANDSCAPE REQUIREMENTS - OLDHAM VILLAGE MULTI FAMILY
CITY: LEE'S SUMMIT, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided
Sec. 8.790A Landscape Min Reqs.	(1) tree per 30lf of street frontage	SW Oldham Parkway	333 lf	12	12
		SW Jefferson St.	681 lf	23	23
Sec. 8.790A Landscape Min Reqs.	(1) shrub per 20lf of street frontage	SW Oldham Parkway	333 lf	17	17
		SW Jefferson St.	681 lf	35	35
Sec. 8.790B Landscape Min Reqs.	(2) shrubs per 5,000sf total lot area (not including building sf)		314,500 sf	125.8	126
Sec. 8.790B Landscape Min Reqs.	(1) tree per 5,000sf total lot area (not including building sf)		314,500 sf	62.9	63
Sec. 8.820 Screening, Parking Lot	(12) shrubs per 40lf of parking edge abuting steet		150 lf	45	45
Sec. 8.780 thru Sec. 8.900 Buffer (R1 zone frontage) (High Impact planting screen 'C') estimated 203 lf	(1) Shade Tree per 750 sf	R1 Zoning Buffers	4,060 sf	6	6
	(1) Ornamental Tree per 750 sf			6	6
	(1) Evergreen Tree per 750 sf			6	6
	(1) Shrub per 200 sf			21	21

PLANT SCHEDULE

SYM.	KEY	COMMON NAME *BOTANICAL NAME*	SIZE/REMARKS
		DECIDUOUS TREES	
	AS	Fall Fiesta Sugar Maple *Acer saccharum 'Fall Fiesta'*	3" Cal.
	AT	Crimson Sunset Maple *Acer truncatum x A. platanoides 'JFS-KW202'*	3" Cal.
	COP	Prairie Pride Hackberry *Celtis occidentalis 'Prairie Pride'*	3" Cal.
	GT	Skyline Honeylocust *Gleditsia triacanthos 'Skycole'*	3" Cal.
	NS	Wildfire Blackgum *Nyss slyvetica 'Wildfire'*	3" Cal.
	PA	London Planetree *Platanus x acerifolia 'Exclamation!'*	3" Cal.
	QB	Swamp Oak *Quercus bicolor*	3" Cal.
	TD	Shawnee Brave Bald Cypress *Taxodium distichum 'Shawnee Brave'*	3" Cal.
	UJ	New Horizon Elm *Ulmus japonica × pumila 'New Horizon'*	3" Cal.
	ZS	Musashino Columnar Zelkova *Zelkova serrata 'Musashino'*	3" Cal.
		ORNAMENTAL TREES	
	AG	Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'Autumn Brilliance'*	8' Ht.
	BN	Heritage River Birch *Betula nigra 'Cully'*	8' Ht.
	CC	Eastern Redbud *Cercis canadensis* (Single stem)	8' Ht.
	CV	Fringe Tree *Chionanthus Virginicus* (Single stem)	8' Ht.
	MJ	Royal Raindrops Crabapple *Malus 'JFS-KW5'*	8' Ht.
		EVERGREEN TREES	
	CL	Leyland Cypress *Cuprocyparis leylandii*	8' Ht.
	JV	Eastern Red Cedar *Juniperus virginiana*	8' Ht.
	TS	Green Giant Arborvitae *Thuja standishii × plicata 'Green Giant'*	8' Ht.
		EVERGREEN SHRUBS	
	JP	Sea Green Juniper *Juniperus × pfitzeriana 'Sea Green'*	#3
		DECIDUOUS SHRUBS	
	AM	Aronia Chokeberry *Aronia melanocarpa*	#3
	CO	Fiber Optics Buttonbush *Cephalanthus occidentalis 'Fiber Optics'*	#3
	CCT	Tiger Eye Sumac *Cotinus coggygria 'Tiger Eye'*	#3
	SJ	Sunjoy Gold Pillar Barberry *Spiraea japonica 'Sunjoy Gold Pillar'*	#3
	VD	Blue Muffin Viburnum *Viburnum dentatum 'Blue Muffin'*	#3
		PERENNIALS/ORNAMENTAL GRASSES	
	EP	Purple Coneflower *Echinacea purpurea*	#2
	HS	Daylily *Hemerocallis spp.*	#2
	PAH	Hameln Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamel'*	#2
	PO	Karley Rose Fountain Grass *Pennisetum orientale 'Karley Rose'*	#2
	RF	Black-Eyed Susan *Rudbeckia fulgida*	#2
		GROUNDCOVER/TURF	
	AM	Ground Hug Aronia *Aronia melanocarpa 'Ground Hug'*	#1
P1		SOD TURF	

DOG PARK
SW JEFFERSON STREET
PROPERTY LINE
REQUIRED 20' LANDSCAPE STRIP
10' UTILITY EASEMENT
PARKING
PARKING LOT SCREEN
P1 ZONING
R1 ZONING
HIGH IMPACT PLANT BUFFER ALONG R1 ZONING
NO BUFFER REQUIRED ALONG CHURCH PROPERTY P1 ZONING, PER PDP APPROVAL

(2) GT, (1) QB, (1) CC, (1) QB, (2) ZS, (5) AT, (4) PAH, (4) PAH, (2) VD, (2) VD, (1) CV, (1) ZS, (1) AG, (1) ZS, (2) AT, (3) CC, (7) VD, (5) PAH, (5) RF, (5) EP, (1) AS, (9) PO, (6) JP, (1) AS, (19) PO, (13) JP, (1) COP, (2) CC, (2) AT, (2) BN, (1) AS, (1) MJ, (3) MJ, (5) CO, (3) UJ, (2) TS, (2) VD, (3) AM, (1) JV, (2) CV, (4) CO, (3) GT, (3) VD, (4) AM, (3) CL

1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"

SCALE= 1:20

KEY PLAN

HOEFER WELKER
4622 PENNSYLVANIA AVE
SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700
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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

STATE OF MISSOURI
JOSHUA LONG NORTHCUTT
NUMBER 2002003007
LANDSCAPE ARCHITECT
10.24.25

PROFESSIONAL SEAL

L-504

ISSUE DATE: OCTOBER 24, 2025
HOEFER WELKER #: 1259011

LANDSCAPE PLANTING PLAN

LAND3 STUDIO
317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

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LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
S1	LED SITE LIGHTING FIXTURE.16 LED SQUARES, 4 SQUARES, MEDIUM OUTPUT, TYPE T4W (TYPE IV WIDE), FULL CUTOFF WITH HOUSE SIDE SHIELD. BRONZE FINISH. PROVIDE WITH 25'-0" POLE.	ROUND STEEL POLE	LED 3500K 15,753 LUMENS 80+ CRI	UNV	COOPER GALLEON (FIXTURE) COOPER RSS (POLE)	213
S2 S2-HSS	LED SITE LIGHTING FIXTURE.16 LED SQUARES, 4 SQUARES, MEDIUM OUTPUT, TYPE T4FT (TYPE IV FORWARD THROW), BRONZE FINISH. PROVIDE WITH 25'-0" POLE. HSS: PROVIDE FIXTURE WITH HOUSE SIDE SHIELDING.	ROUND STEEL POLE	LED 3500K 15,681 LUMENS 80+ CRI	UNV	COOPER GALLEON (FIXTURE) COOPER RSS (POLE)	213
S4	LED SITE LIGHTING FIXTURE.16 LED SQUARES, 4 SQUARES, MEDIUM OUTPUT, TYPE SL3 (TYPE III WITH SPILL CONTROL), FULL CUTOFF WITH HOUSE SIDE SHIELD BRONZE FINISH. PROVIDE WITH 25'-0" POLE.	ROUND STEEL POLE	LED 3500K 18,014 LUMENS 80+ CRI	UNV	COOPER GALLEON (FIXTURE) COOPER RSS (POLE)	213
S5	LED SITE LIGHTING FIXTURE.16 LED SQUARES, 4 SQUARES, MEDIUM OUTPUT, TYPE 5WQ (TYPE V SQUARE WIDE), BRONZE FINISH. PROVIDE WITH 25'-0" POLE.	ROUND STEEL POLE	LED 3500K 22,792 LUMENS 80+ CRI	UNV	COOPER GALLEON (FIXTURE) COOPER RSS (POLE)	213
S6	LED SITE LIGHTING FIXTURE.16 LED SQUARES, 4 SQUARES, MEDIUM OUTPUT, TYPE 5MQ (TYPE V SQUARE MEDIUM), BRONZE FINISH. PROVIDE WITH 25'-0" POLE.	ROUND STEEL POLE	LED 3500K 22,727 LUMENS 80+ CRI	UNV	COOPER GALLEON (FIXTURE) COOPER RSS (POLE)	213

CALCULATION SUMMARY				
AREA NAME	AVG	MAX	MIN	AVG/MIN
PARKING LOT	3.28	14.8	0.4	8.2
PROPERTY LINE - OVERALL	0.23	1.0	0	N.A.
PROP LINE - RESIDENTIAL SOUTH	0.01	0.1	0	N.A.
PROP LINE - RESIDENTIAL WEST	0.17	0.5	0	N.A.

NOTES:
1. ILLUMINANCE VALUES ARE IN FC.

PROPERTY LINE- RESIDENTIAL WEST

PROPERTY LINE- RESIDENTIAL SOUTH

PHOTOMETRIC PLAN
SCALE:1" = 40'-0"

PHOTOMETRIC PLAN

HOEFER WELKER
4622 PENNSYLVANIA AVE
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smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2522700

FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE
1100 SW JEFFERSON ST
LEE SUMMIT, MO 64081

REVISION DATES:

INTERIM REVIEW ONLY
(Document Incomplete)
Not to be used for regulatory approval, permit, or construction.

Architect Of Record:
Hoefer Welker

PROFESSIONAL SEAL

ME-200P

ISSUE DATE: OCTOBER 24, 2025

HOEFER WELKER #: 1259011

PROJECT NAME: OLDHAM VILLAGE
AUTOCAD FILE LOCATION \ NAME: C:\SB\Smith & Boucher Inc\Documents\25\2522700 Oldham Village\Drawings\Progress Sets\2522700_Oldham Village_Progress Set.dwg
LAST CORRECTION BY ◆ DATE ◆ TIME: Acybulski Thursday, October 23, 2025 1:58:42 PM
PLOTTED BY ◆ DATE ◆ TIME: Alex Acybulski Thursday, October 23, 2025 2:54:42 PM

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · FADC · Light ARchitect™

Product Certifications

ISO Systems Certified · DLC Listed · DLC Listed Premium · 3G VIB · IP66 · UL Certified · Dark Sky Approved · 5 Year Limited Warranty · RoHS Compliant

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

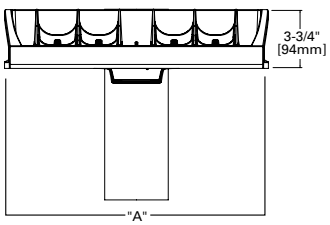
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

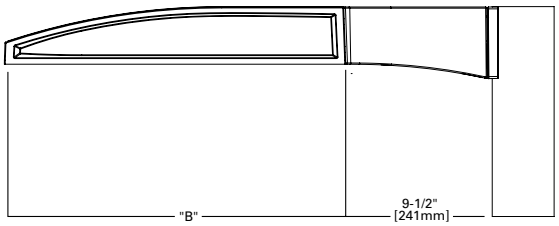
Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

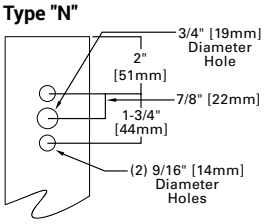
Standard Pole Mount Arm





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. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

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

Product Family [1, 2]	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [26] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [26] **BABA-GALN**=Galleon II BABA/IIJA Compliant [38]	**SA**=16 LED Light Square **SB**=26 LED Light Square	**1**=1 Light Square **2**=2 Light Squares **3**=3 Light Squares **4**=4 Light Squares **5**=5 Light Squares **6**=6 Light Squares **7**=7 Light Squares **8**=8 Light Squares **9**=9 Light Squares	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 [4, 16] **Z**=Configured Output[32]	**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[14, 16]	**U**=120-277V **H**=347V-480V [7, 29] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 29] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [28, 29, 30]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **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)

DIM=External 0-10V Dimming Leads [19]
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 [16]
HSS=Installed House Side Shield [17]
BCS=Backlight Control Shield [17, 37]
GRSBK=Glare Reducing Shield, Black [22]
GRSWH=Glare Reducing Shield, White [22]
LCF=Light Square Trim Painted to Match Housing [25]
TH=Tool-less Door Hardware [5]
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
3SDCM=3 Standard Deviation Color Matching [36]
AHD145=After Hours Dim, 5 Hours [21]
AHD245=After Hours Dim, 6 Hours [21]
AHD255=After Hours Dim, 7 Hours [21]
AHD355=After Hours Dim, 8 Hours [21]
DALI=DALI Drivers

Controls and Systems Options (Add as Suffix)

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 [20]
FADC=Field Adjustable Dimming Controller [31]
PSC=Photocontrol Shorting Cap
SPB2=Dimming Motion Sensor, 9'-20' mounting [23]
SPB4=Dimming Motion Sensor, 21'-40' mounting [23]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [23]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [23]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting [33]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting [33]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 18, 34]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 18, 34]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 18, 34]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 18, 34]
DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting) [18, 35]
DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting) [18, 35]

Accessories (Order Separately) [27]

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
FSIR-100=Wireless Configuration Tool for MS/DIM [33]
LS/HSS=Field Installed House Side Shield for SA Light Squares [9, 17]
LS/HSS-SB=Field Installed House Side Shield for SB Light Squares [9, 17]
LS/BCS=Backlight Control Shield [9, 17, 37]
LS/GRSBK-2PK =Glare Reducing Shield, Black [9, 22]
LS/GRSWH-2PK =Glare Reducing Shield, White [9, 22]
LS/PFS=Perimeter Shield, Black [15]
WOLC-7P-10A=WaveLinx Outdoor Control Module [11, 18, 13]
TL7-G1-HV= AirMesh 7-PIN node, 110-480V [11, 18, 35]
CBSSW-450-002= AirMesh central base station with 5-button control [35]

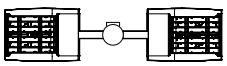
NOTES:

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. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9.
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 SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx 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. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.
23. Sensor configuration mobile application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSWH or GRSBK.
26. 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.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. 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.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB
31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. 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.
34. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).
35. Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation.
36. 3-step MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

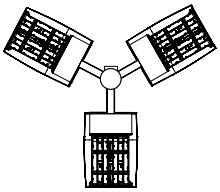
Mounting Details

Pole Configuration Options

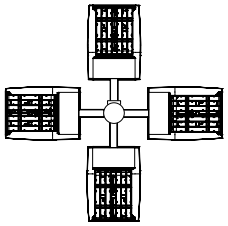
2 @ 180°



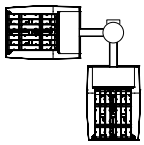
3 @ 120° (Round poles only)



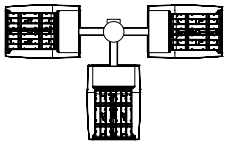
4 @ 90°



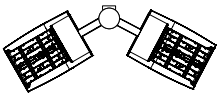
2 @ 90°



3 @ 90°

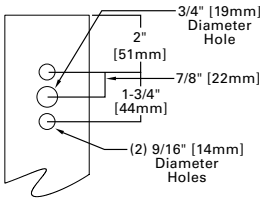


2 @ 120° (Round poles only)

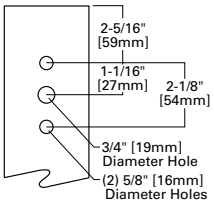


Pole Drilling Patterns

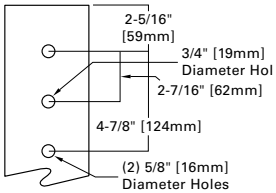
Type "N"



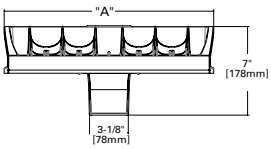
Type "R"

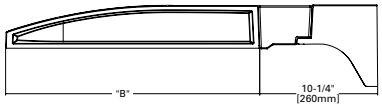


Type "M"



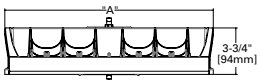
Quick Mount Universal Arm (QU)



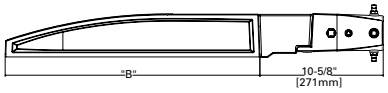


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

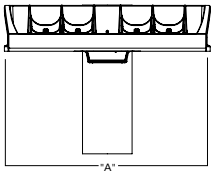
Quick Mount Mast Arm (QMA)

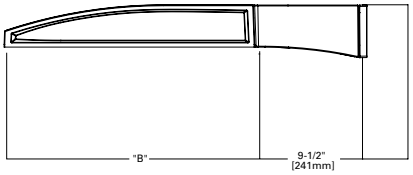


*NOTE: Fits 2-3/8" O.D. tenon



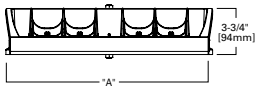
Pole Mount Arm with Quick Mount Adaptor (QM)



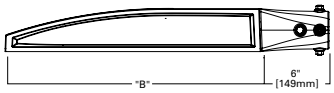


*NOTE: Use Type N drilling pattern

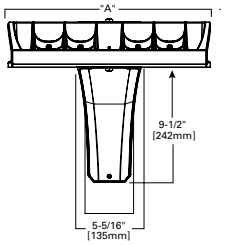
Mast Arm, Fixed (MA)

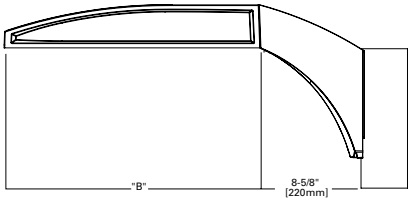


*NOTE: Fits 2-3/8" O.D. tenon



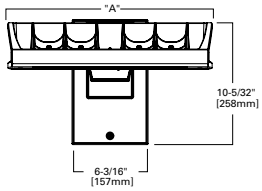
Upswept Arm (UP)

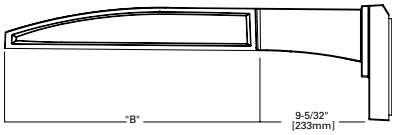




*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

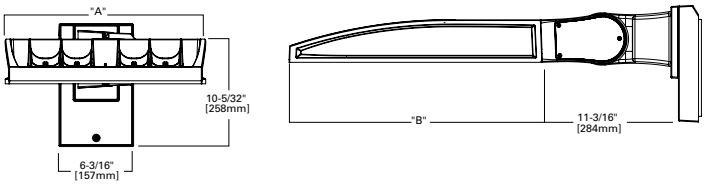
Wall Mount, Fixed (WM)



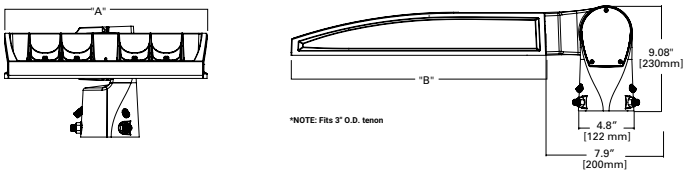


Mounting Details

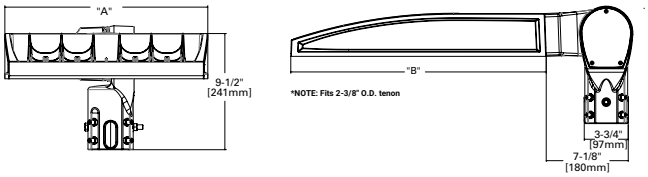
Wall Mount, Adjustable (WA)



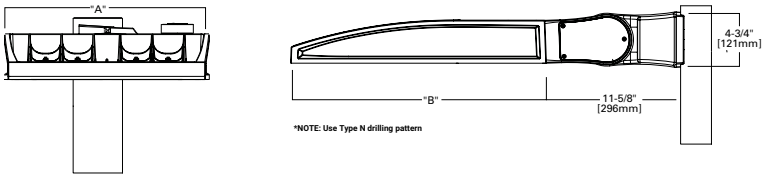
3" Slipfitter, Adjustable (SP)



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

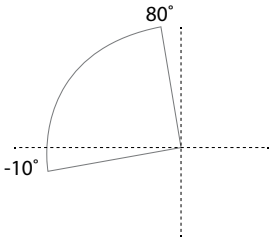


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

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

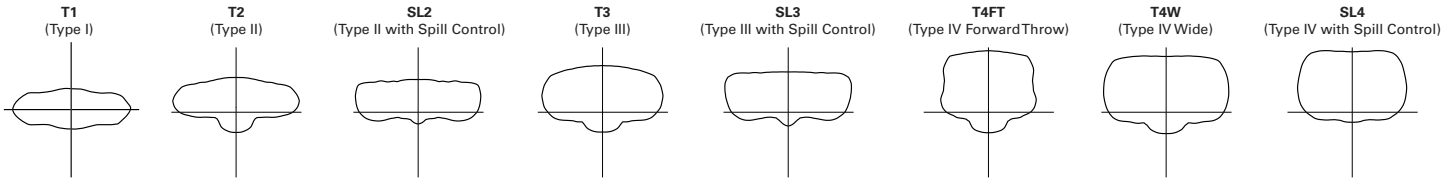


Fixture Weights and EPAs

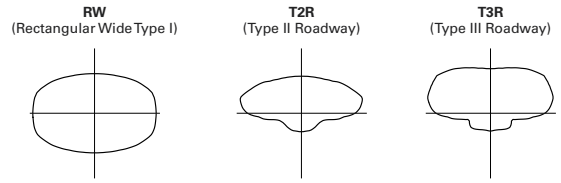
Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (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

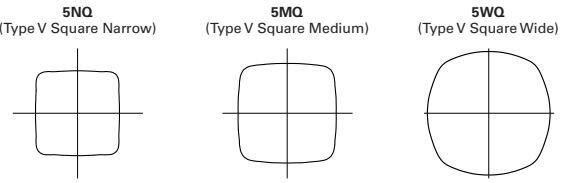
Asymmetric Area Distributions



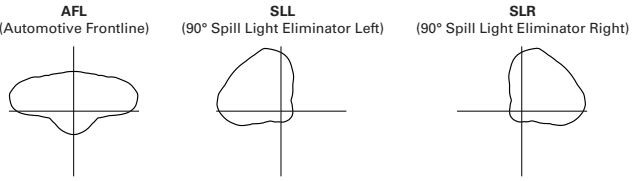
Asymmetric Roadway Distributions



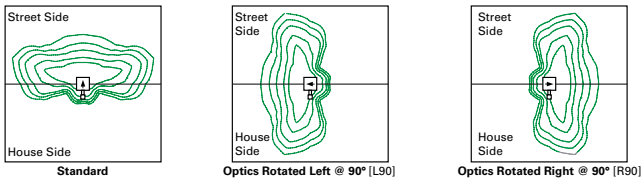
Symmetric Distributions



Specialized Distributions



Rotated Optics



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
- 4 shielding options include HSS, BCS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- 5 step MacAdam ellipse binning (5 SDCM) standard with 70CRI and 80CRI. 3SDCM option available with 740 CRI/CCT. 3 step MacAdam ellipse binning standard with 90CRI

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
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

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

Compliance
- Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Buy America Build America Act (BABA).BABA is the minimum Government compliance requirement for the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas
- Sports lighting, including tennis, pickleball, basketball courts

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Output Level	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Output Levels 1-3	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
Output Level 4	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 (All Output Levels)

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%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (All Output Levels)

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%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (All Output Levels)

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%

Note: +/-5% typical value

Drive Currents

Lumen Output	SA Light Squares	SB Light Squares
Output Level 1	615mA	350mA
Output Level 2	800mA	450mA
Output Level 3	1050mA	615mA
Output Level 4	1200mA	900mA

SA Light Squares, Output Level 1, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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.

SA Light Squares, Output Level 2, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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.

SA Light Squares, Output Level 3, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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.

SA Light Squares, Output Level 4, 4000K CCT, 70 CRI

Galleon II IES Files | Supplemental Lumen Tables

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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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.

SB Light Squares, Output Level 1, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		31	57	85	114	142	171	199	227	256
Input Current @ 120V		0.263	0.484	0.717	0.952	1.201	1.434	1.685	1.918	2.151
Input Current @ 208V		0.154	0.280	0.420	0.552	0.700	0.839	0.979	1.119	1.259
Input Current @ 240V		0.136	0.245	0.370	0.483	0.615	0.740	0.860	0.985	1.110
Input Current @ 277V		0.122	0.216	0.330	0.425	0.546	0.660	0.762	0.876	0.989
Input Current @ 347V		-	-	0.248	0.328	0.413	0.495	0.577	0.665	0.743
Input Current @ 480V		-	-	0.182	0.238	0.304	0.364	0.426	0.493	0.547
Optics										
T1	Lumens	4,696	9,389	14,086	18,816	23,716	28,470	33,388	37,964	42,763
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	152	164	166	165	167	167	168	167	167
T2	Lumens	4,704	9,404	14,109	18,846	23,754	28,515	33,442	38,024	42,831
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	167	168
T2R	Lumens	4,835	9,667	14,503	19,373	24,418	29,313	34,377	39,087	44,029
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	156	169	171	170	172	172	173	172	172
T3	Lumens	4,751	9,497	14,249	19,033	23,989	28,798	33,773	38,401	43,256
	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	154	166	168	167	169	169	170	169	169
T3R	Lumens	4,874	9,743	14,618	19,526	24,611	29,544	34,648	39,396	44,376
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	158	170	173	171	174	173	174	173	174
T4FT	Lumens	4,692	9,380	14,074	18,799	23,694	28,444	33,358	37,929	42,724
	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	152	164	166	165	167	166	168	167	167
T4W	Lumens	4,738	9,472	14,211	18,983	23,926	28,723	33,685	38,300	43,142
	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	153	165	168	167	169	168	169	169	169
SL2	Lumens	4,719	9,433	14,153	18,905	23,828	28,605	33,546	38,143	42,965
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	153	165	167	166	168	167	168	168	168
SL3	Lumens	4,640	9,276	13,916	18,589	23,430	28,127	32,986	37,506	42,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	150	162	164	163	165	165	166	165	165
SL4	Lumens	4,706	9,408	14,115	18,854	23,764	28,527	33,456	38,040	42,849
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	152	164	167	165	168	167	168	168	168
5NQ	Lumens	4,975	9,945	14,921	19,931	25,121	30,157	35,367	40,213	45,297
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	161	174	176	175	177	176	178	177	177
5MQ	Lumens	4,972	9,939	14,912	19,919	25,106	30,139	35,346	40,189	45,269
	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	161	173	176	175	177	176	178	177	177
5WQ	Lumens	4,802	9,600	14,403	19,239	24,249	29,110	34,139	38,817	43,724
	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	155	168	170	169	171	170	171	171	171
SLL/SLR	Lumens	4,730	9,457	14,188	18,952	23,887	28,676	33,630	38,238	43,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	165	168	166	169	168	169	168	169
RW	Lumens	4,889	9,773	14,663	19,586	24,686	29,635	34,755	39,517	44,513
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	Lumens per Watt	158	171	173	172	174	173	175	174	174
AFL	Lumens	4,828	9,652	14,482	19,344	24,381	29,269	34,325	39,029	43,963
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	156	168	171	170	172	171	172	172	172

SB Light Squares, Output Level 2, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		40	74	109	147	183	220	257	293	330
Input Current @ 120V		0.330	0.627	0.919	1.255	1.547	1.838	2.174	2.466	2.758
Input Current @ 208V		0.192	0.370	0.533	0.739	0.902	1.066	1.272	1.435	1.598
Input Current @ 240V		0.169	0.327	0.467	0.655	0.794	0.933	1.121	1.260	1.400
Input Current @ 277V		0.150	0.294	0.412	0.588	0.706	0.823	1.000	1.118	1.235
Input Current @ 347V		0.112	0.215	0.316	0.431	0.531	0.632	0.746	0.847	0.947
Input Current @ 480V		0.086	0.160	0.230	0.320	0.390	0.460	0.550	0.620	0.690
Optics										
T1	Lumens	5,895	11,786	17,683	23,620	29,771	35,739	41,913	47,656	53,681
	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	148	159	162	161	163	162	163	163	163
T2	Lumens	5,905	11,805	17,711	23,658	29,818	35,796	41,980	47,732	53,766
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
T2R	Lumens	6,070	12,135	18,206	24,319	30,652	36,797	43,154	49,067	55,270
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	153	164	167	165	168	167	168	168	168
T3	Lumens	5,963	11,922	17,887	23,892	30,114	36,151	42,396	48,206	54,300
	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	150	161	164	163	165	164	165	165	165
T3R	Lumens	6,118	12,231	18,350	24,511	30,894	37,087	43,494	49,454	55,706
	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	154	166	168	167	169	168	169	169	169
T4FT	Lumens	5,890	11,775	17,667	23,599	29,744	35,706	41,875	47,613	53,632
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	159	162	161	163	162	163	163	163
T4W	Lumens	5,948	11,891	17,840	23,830	30,035	36,056	42,285	48,079	54,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	164	165	164	164
SL2	Lumens	5,923	11,842	17,766	23,732	29,912	35,908	42,111	47,882	53,935
	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	149	160	163	161	164	163	164	164	164
SL3	Lumens	5,824	11,644	17,469	23,335	29,412	35,308	41,407	47,081	53,033
	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	B4-U0-G5
	Lumens per Watt	146	158	160	159	161	160	161	161	161
SL4	Lumens	5,907	11,810	17,718	23,668	29,831	35,811	41,998	47,752	53,789
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	148	160	162	161	163	162	164	163	163
5NQ	Lumens	6,245	12,484	18,731	25,020	31,535	37,857	44,397	50,480	56,862
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	157	169	172	170	173	172	173	172	173
5MQ	Lumens	6,241	12,477	18,719	25,005	31,516	37,834	44,370	50,450	56,827
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	157	169	171	170	173	172	173	172	172
5WQ	Lumens	6,028	12,051	18,080	24,151	30,440	36,542	42,855	48,728	54,887
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	163	166	164	167	166	167	166	167
SLL/SLR	Lumens	5,938	11,871	17,811	23,791	29,986	35,997	42,216	48,001	54,069
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	149	161	163	162	164	163	164	164	164
RW	Lumens	6,137	12,268	18,406	24,587	30,989	37,201	43,628	49,606	55,877
	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	154	166	169	167	170	169	170	169	170
AFL	Lumens	6,061	12,117	18,179	24,283	30,606	36,742	43,089	48,993	55,187
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	152	164	166	165	168	167	168	167	167

SB Light Squares, Output Level 3, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		54	101	149	201	250	301	351	400	450
Input Current @ 120V		0.437	0.857	1.259	1.714	2.116	2.518	2.973	3.375	3.776
Input Current @ 208V		0.254	0.498	0.721	0.996	1.219	1.442	1.717	1.940	2.163
Input Current @ 240V		0.223	0.437	0.628	0.874	1.065	1.256	1.501	1.693	1.884
Input Current @ 277V		0.197	0.386	0.550	0.772	0.936	1.100	1.322	1.485	1.649
Input Current @ 347V		0.150	0.292	0.432	0.584	0.724	0.863	1.016	1.155	1.295
Input Current @ 480V		0.111	0.213	0.311	0.427	0.525	0.622	0.738	0.836	0.933
Optics										
T1	Lumens	7,841	15,675	23,517	31,414	39,594	47,531	55,743	63,381	71,393
	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	144	155	158	157	159	158	159	159	159
T2	Lumens	7,853	15,700	23,555	31,464	39,657	47,607	55,832	63,482	71,507
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
T2R	Lumens	8,073	16,139	24,214	32,344	40,766	48,938	57,393	65,257	73,507
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	148	160	162	161	163	163	164	163	163
T3	Lumens	7,931	15,856	23,789	31,776	40,051	48,080	56,386	64,112	72,217
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	146	157	160	158	161	160	161	160	161
T3R	Lumens	8,137	16,267	24,405	32,599	41,088	49,325	57,846	65,773	74,087
	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	150	161	164	162	165	164	165	165	165
T4FT	Lumens	7,834	15,661	23,496	31,385	39,558	47,488	55,692	63,324	71,329
	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	B5-U0-G5
	Lumens per Watt	144	155	158	156	159	158	159	158	159
T4W	Lumens	7,910	15,814	23,726	31,693	39,946	47,953	56,238	63,944	72,027
	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	145	157	159	158	160	159	160	160	160
SL2	Lumens	7,878	15,749	23,629	31,562	39,781	47,756	56,006	63,681	71,731
	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	145	156	158	157	159	159	160	159	159
SL3	Lumens	7,746	15,486	23,234	31,035	39,117	46,958	55,070	62,616	70,532
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	153	156	155	157	156	157	157	157
SL4	Lumens	7,857	15,707	23,565	31,477	39,674	47,627	55,855	63,509	71,538
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	144	156	158	157	159	158	159	159	159
5NQ	Lumens	8,305	16,604	24,911	33,275	41,940	50,348	59,046	67,137	75,624
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	153	165	167	166	168	167	168	168	168
5MQ	Lumens	8,300	16,594	24,896	33,255	41,915	50,318	59,010	67,097	75,578
	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	153	164	167	166	168	167	168	168	168
5WQ	Lumens	8,017	16,027	24,046	32,120	40,484	48,600	56,996	64,806	72,998
	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	147	159	161	160	162	162	163	162	162
SLL/SLR	Lumens	7,897	15,788	23,687	31,641	39,880	47,875	56,146	63,839	71,909
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	145	156	159	158	160	159	160	160	160
RW	Lumens	8,162	16,317	24,480	32,699	41,215	49,476	58,024	65,975	74,315
	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	150	162	164	163	165	164	166	165	165
AFL	Lumens	8,061	16,115	24,177	32,295	40,705	48,865	57,307	65,160	73,397
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	148	160	162	161	163	162	164	163	163

SB Light Squares, Output Level 4, 4000K, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		80	148	218	294	365	440	513	585	658
Input Current @ 120V		0.638	1.234	1.840	2.469	3.094	3.680	4.349	4.934	5.519
Input Current @ 208V		0.367	0.705	1.045	1.410	1.779	2.090	2.513	2.824	3.135
Input Current @ 240V		0.320	0.614	0.913	1.227	1.567	1.827	2.220	2.480	2.740
Input Current @ 277V		0.280	0.537	0.813	1.075	1.402	1.626	1.992	2.215	2.439
Input Current @ 347V		0.219	0.430	0.640	0.897	1.089	1.280	1.537	1.729	1.920
Input Current @ 480V		0.160	0.313	0.479	0.700	0.829	0.958	1.179	1.308	1.437
Optics										
T1	Lumens	10,654	21,299	31,955	42,684	53,800	64,585	75,742	86,121	97,008
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	147	145	147	147	148	147	147
T2	Lumens	10,671	21,333	32,006	42,752	53,886	64,688	75,863	86,258	97,162
	BUG Rating	B2-U0-G2	B3-U0-G3	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	147	148
T2R	Lumens	10,969	21,929	32,901	43,948	55,392	66,496	77,984	88,670	99,879
	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	B5-U0-G5
	Lumens per Watt	138	149	151	150	152	151	152	152	152
T3	Lumens	10,777	21,545	32,324	43,177	54,420	65,329	76,616	87,114	98,127
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
T3R	Lumens	11,056	22,103	33,161	44,295	55,830	67,022	78,600	89,371	100,668
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	139	150	152	151	153	152	153	153	153
T4FT	Lumens	10,644	21,280	31,926	42,646	53,751	64,526	75,674	86,043	96,920
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	144	146	145	147	147	148	147	147
T4W	Lumens	10,748	21,488	32,239	43,063	54,277	65,158	76,414	86,885	97,869
	BUG Rating	B2-U0-G2	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	146	148	147	149	148	149	149	149
SL2	Lumens	10,704	21,400	32,106	42,886	54,054	64,890	76,100	86,528	97,467
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
SL3	Lumens	10,525	21,042	31,570	42,169	53,151	63,805	74,828	85,082	95,837
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	132	143	145	144	146	145	146	145	146
SL4	Lumens	10,675	21,342	32,020	42,771	53,908	64,715	75,895	86,295	97,204
	BUG Rating	B2-U0-G3	B3-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	134	145	147	146	148	147	148	148	148
5NQ	Lumens	11,285	22,561	33,849	45,214	56,988	68,412	80,230	91,224	102,756
	BUG Rating	B3-U0-G1	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	142	153	155	154	156	155	156	156	156
5MQ	Lumens	11,278	22,547	33,828	45,187	56,954	68,371	80,182	91,169	102,694
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	142	153	155	154	156	155	156	156	156
5WQ	Lumens	10,893	21,778	32,673	43,644	55,009	66,037	77,445	88,057	99,189
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	148	150	149	151	150	151	151	151
SLL/SLR	Lumens	10,731	21,453	32,186	42,993	54,189	65,051	76,290	86,743	97,709
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	135	145	148	146	149	148	149	148	148
RW	Lumens	11,090	22,171	33,263	44,431	56,001	67,228	78,842	89,645	100,978
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	139	150	153	151	153	153	154	153	153
AFL	Lumens	10,953	21,897	32,852	43,882	55,309	66,397	77,868	88,538	99,730
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	148	151	149	152	151	152	151	152

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. Both sensors are factory preset to dim down to approximately 10% 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 bezel color automatically selected based on luminaire finish

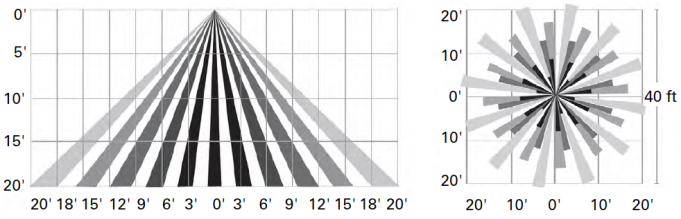
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

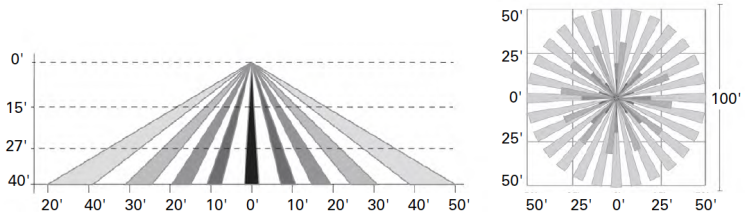
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

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 (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. 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 (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. 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' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



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

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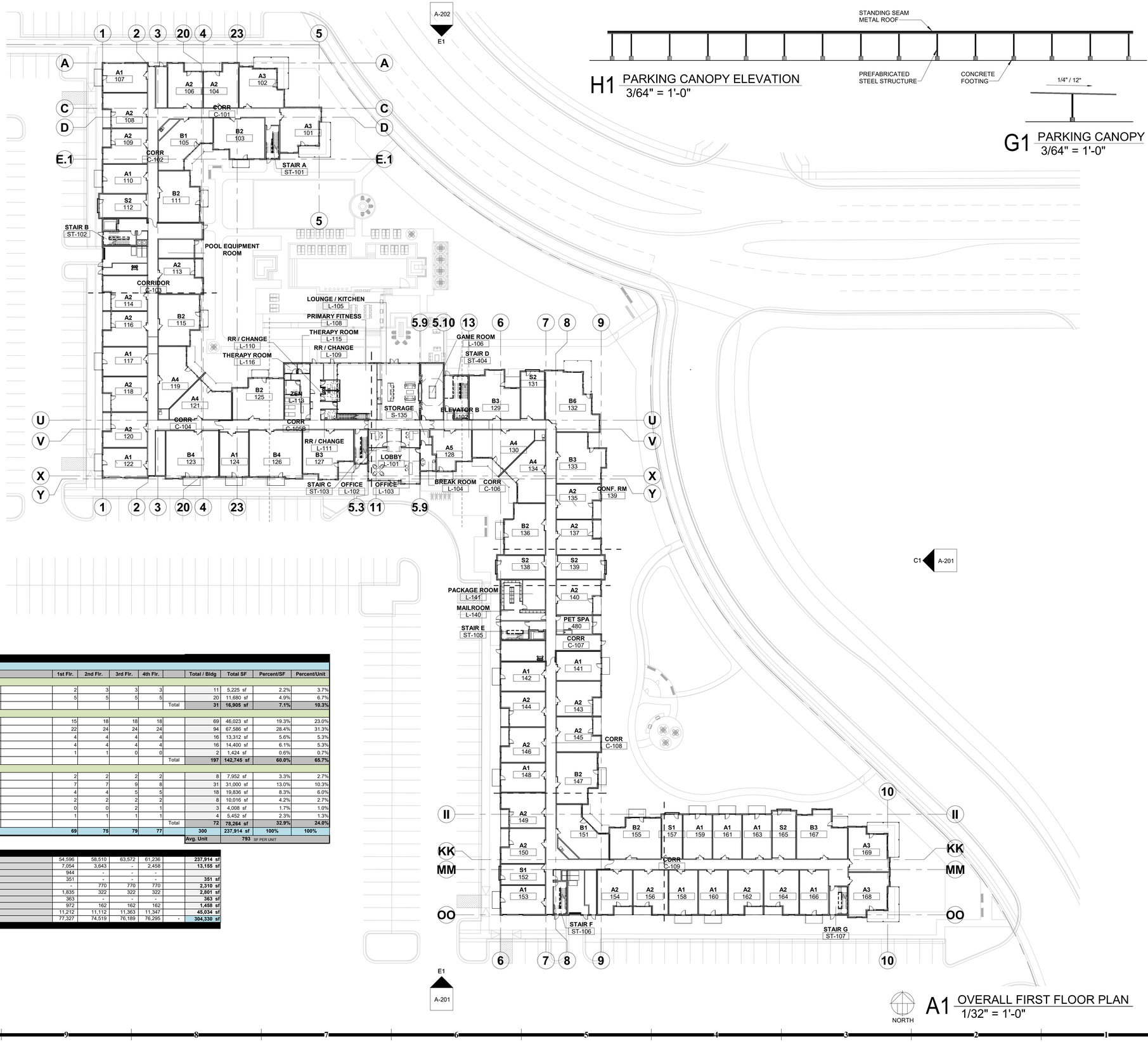
Specifications and dimensions subject to change without notice.



H1 PARKING CANOPY ELEVATION
3/64" = 1'-0"

G1 PARKING CANOPY
3/64" = 1'-0"

Unit Mix										
Unit Type/SF			**1st Flr.**	**2nd Flr.**	**3rd Flr.**	**4th Flr.**		**Total / Bldg**	**Total SF**	**Percent/SF**	**Percent/Unit**
STUDIO											
S-1	475 SF		2	3	3	3		11	5,225 sf	2.2%	3.7%
S-2	584 SF		5	5	5	5		20	11,680 sf	4.9%	6.7%
							Total	**31**	**16,905 sf**	**7.1%**	**10.3%**
1 BR											
A-1	667 SF		15	18	18	18		69	46,023 sf	19.3%	23.0%
A-2	719 SF		22	24	24	24		94	67,586 sf	28.4%	31.3%
A-3	832 SF		4	4	4	4		16	13,312 sf	5.6%	5.3%
A-4	900 SF		4	4	4	4		16	14,400 sf	6.1%	5.3%
A-5	712 SF		1	1	0	0		2	1,424 sf	0.6%	0.7%
							Total	**197**	**142,745 sf**	**60.0%**	**65.7%**
2 BR											
B-1	994 SF		2	2	2	2		8	7,952 sf	3.3%	2.7%
B-2	1000 SF		7	7	9	8		31	31,000 sf	13.0%	10.3%
B-3	1102 SF		4	4	5	5		18	19,836 sf	8.3%	6.0%
B-4	1252 SF		2	2	2	2		8	10,016 sf	4.2%	2.7%
B-5	1336 SF		0	0	2	1		3	4,008 sf	1.7%	1.0%
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							Total	**72**	**78,264 sf**	**32.9%**	**24.0%**
Total			**69**	**75**	**79**	**77**		**300**	**237,914 sf**	**100%**	**100%**
							Avg. Unit		**793** SF PER UNIT		

Clubhouse						
RENTABLE UNIT AREA	54,596	58,510	63,572	61,236		**237,914 sf**
CLUBHOUSE/ COMMUNITY	7,054	3,643	-	2,458		**13,155 sf**
MAIL ROOM	944	-	-	-		
DOG AMENITY	351	-	-	-		**351 sf**
STORAGE AREA	-	770	770	770		**2,310 sf**
MECH/ ELEC	1,835	322	322	322		**2,801 sf**
POOL ROOM	363	-	-	-		**363 sf**
TRASH ROOMS	972	162	162	162		**1,458 sf**
CIRCULATION	11,212	11,112	11,363	11,347		**45,034 sf**
TOTAL BUILDING AREA	77,327	74,519	76,189	76,295	-	**304,330 sf**

A1 OVERALL FIRST FLOOR PLAN
1/32" = 1'-0"

NORTH

GENERAL NOTES - FLOOR PLANS:

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12. REFER TO FINISH LEGEND FOR DOOR AND DOOR FRAME FINISHES.
13. WHERE GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCLOSURE, THE FACE OF THE NEW GYP BD SHALL ALIGN WITH THE FACE OF THE EXISTING SURFACE.

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FINAL DEVELOPMENT PLAN

OLDHAM VILLAGE

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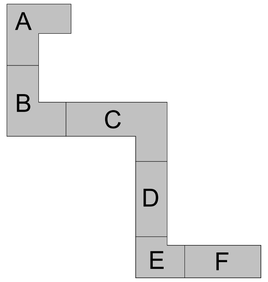
REVISION DATES:



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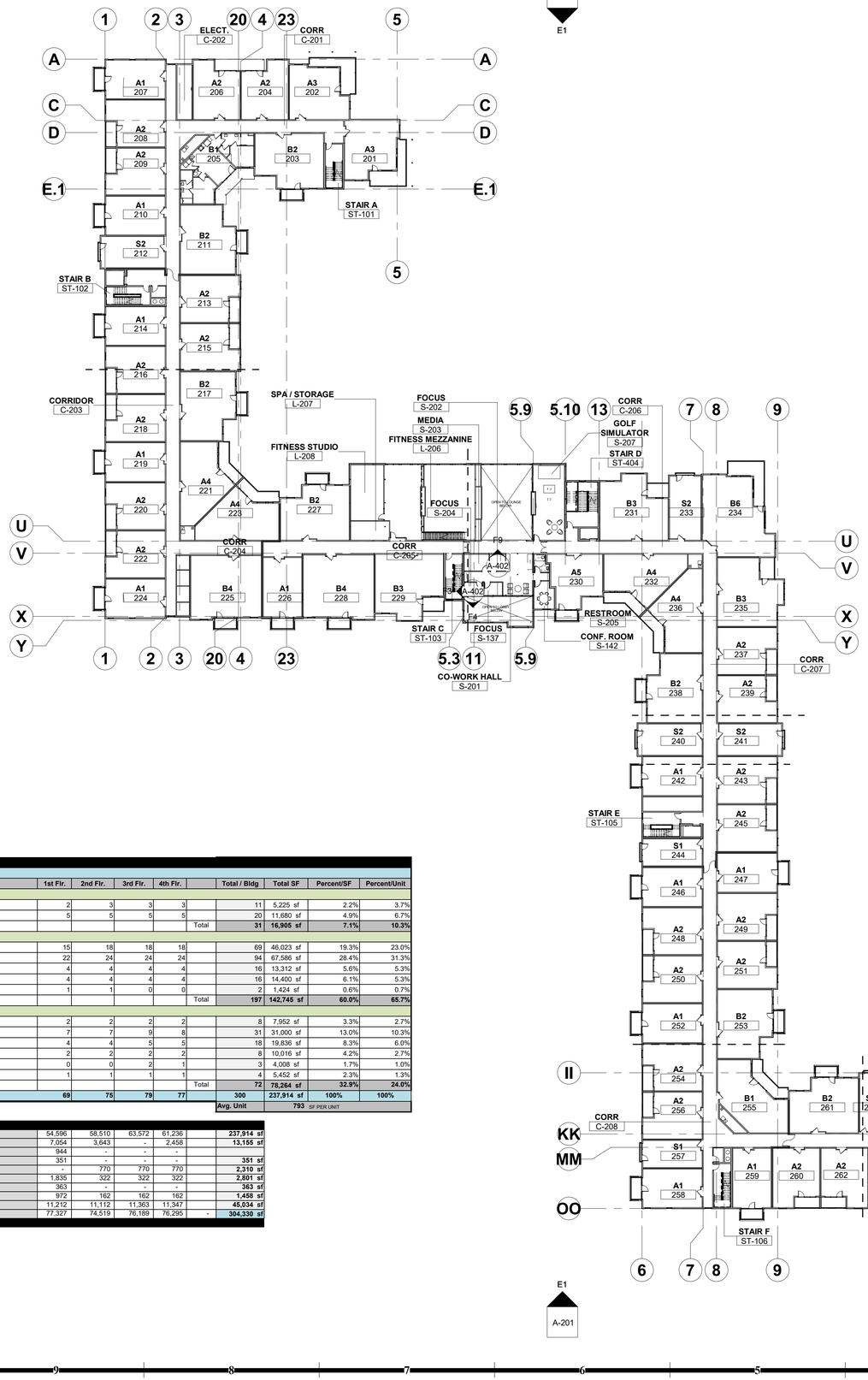
ISSUE DATE: OCTOBER 24, 2025

HOEFER WELKER #: 1259011

FIRST FLOOR - OVERALL FLOOR PLAN



Unit Mix										
Unit Type/SF			**1st Flr.**	**2nd Flr.**	**3rd Flr.**	**4th Flr.**		**Total / Bldg**	**Total SF**	**Percent/SF**	**Percent/Unit**
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							Total	**31**	**16,905 sf**	**7.1%**	**10.3%**
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A-2	719 SF		22	24	24	24		94	67,586 sf	28.4%	31.3%
A-3	832 SF		4	4	4	4		16	13,312 sf	5.6%	5.3%
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A-5	712 SF		1	1	0	0		2	1,424 sf	0.6%	0.7%
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CIRCULATION	11,212	11,112	11,363	11,347		**45,034 sf**
TOTAL BUILDING AREA	77,327	74,519	76,189	76,295	-	**304,330 sf**

A1 OVERALL SECOND FLOOR PLAN
1/32" = 1'-0"

NORTH

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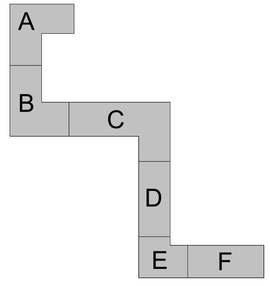

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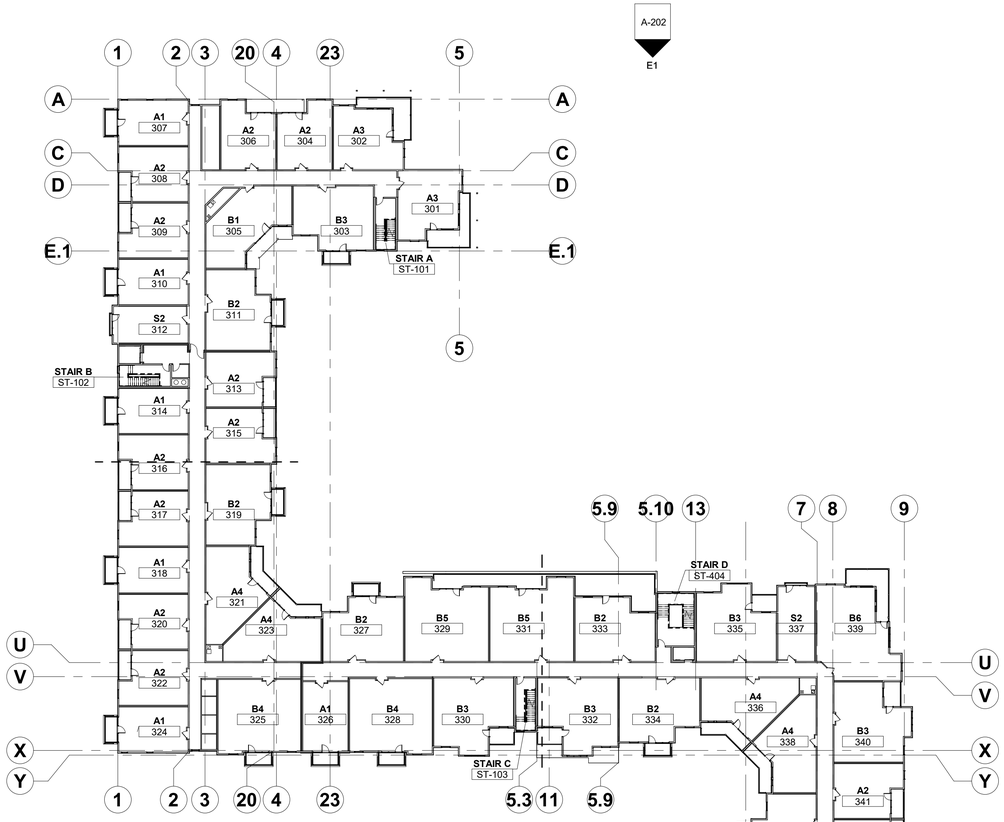
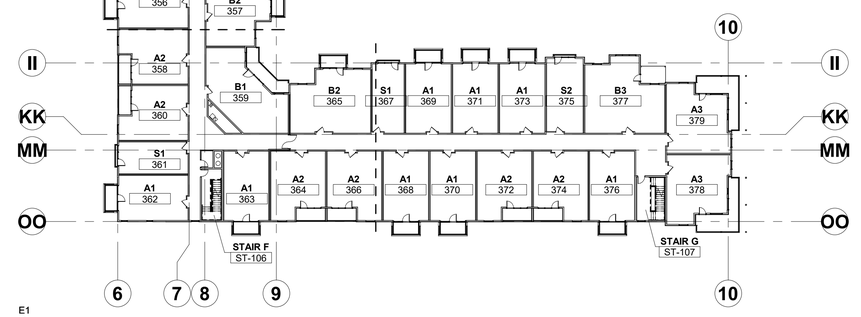
HOEFER WELKER #: 1259011

SECOND FLOOR - OVERALL FLOOR PLAN





A1 OVERALL THIRD FLOOR PLAN
1/32" = 1'-0"

NORTH

Unit Mix										
Unit Type/SF			**1st Flr.**	**2nd Flr.**	**3rd Flr.**	**4th Flr.**		**Total / Bldg**	**Total SF**	**Percent/SF**	**Percent/Unit**
STUDIO											
S-1	475 SF		2	3	3	3		11	5,225 sf	2.2%	3.7%
S-2	584 SF		5	5	5	5		20	11,680 sf	4.9%	6.7%
							Total	**31**	**16,905 sf**	**7.1%**	**10.3%**
1 BR											
A-1	667 SF		15	18	18	18		69	46,023 sf	19.3%	23.0%
A-2	719 SF		22	24	24	24		94	67,586 sf	28.4%	31.3%
A-3	832 SF		4	4	4	4		16	13,312 sf	5.6%	5.3%
A-4	900 SF		4	4	4	4		16	14,400 sf	6.1%	5.3%
A-5	712 SF		1	1	0	0		2	1,424 sf	0.6%	0.7%
							Total	**197**	**142,745 sf**	**60.0%**	**65.7%**
2 BR											
B-1	994 SF		2	2	2	2		8	7,952 sf	3.3%	2.7%
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							Total	**72**	**78,264 sf**	**32.9%**	**24.0%**
Total			**69**	**75**	**79**	**77**		**300**	**237,914 sf**	**100%**	**100%**
								Avg. Unit	**793** SF PER UNIT		

Clubhouse						
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CLUBHOUSE/ COMMUNITY	7,054	3,643	-	2,458		**13,155 sf**
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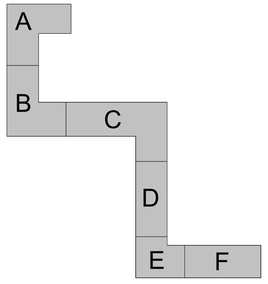

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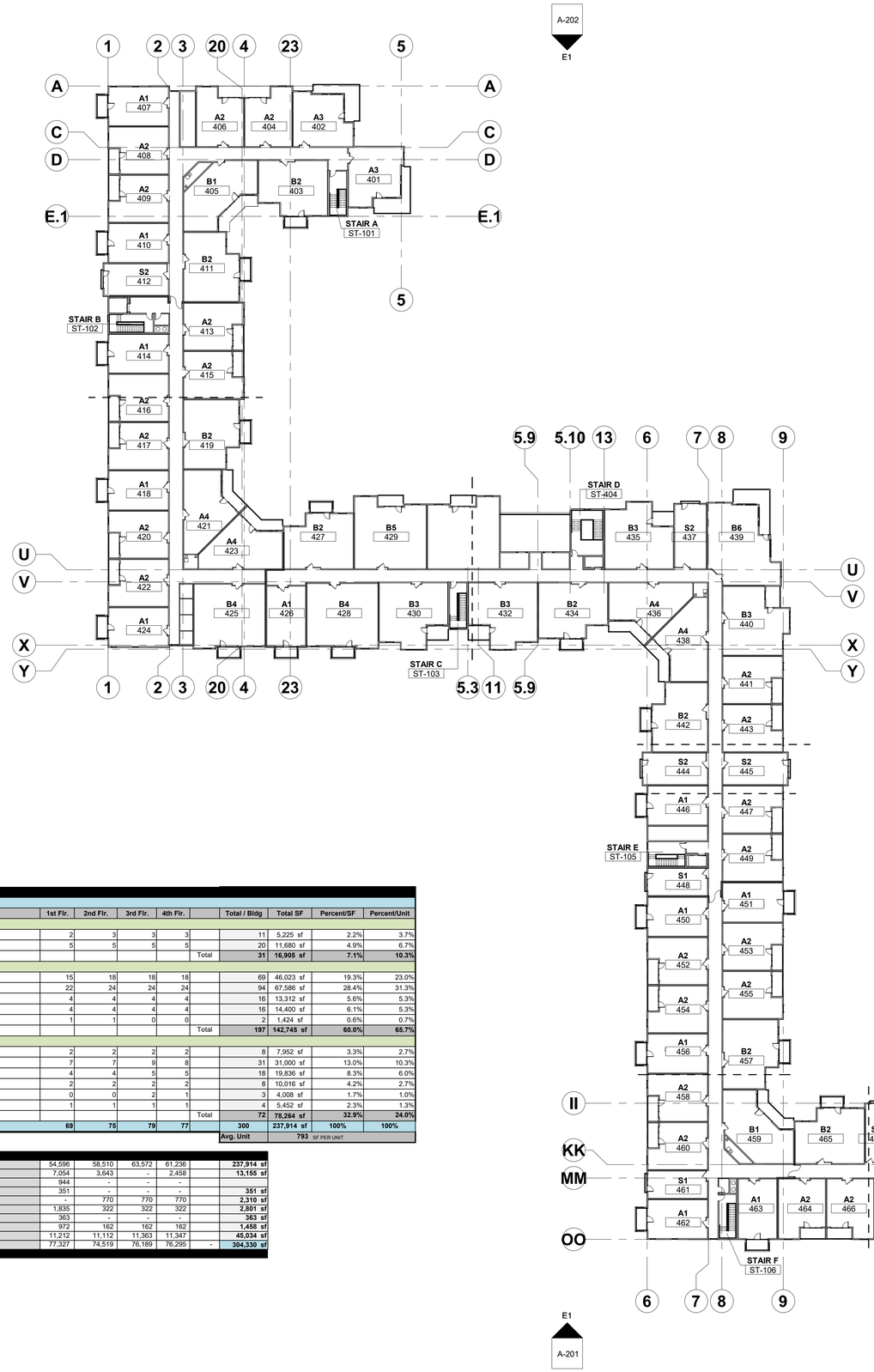
THIRD FLOOR - OVERALL FLOOR PLAN



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NORTH

A1 FOURTH FLOOR - OVERALL FLOOR PLAN
1/32" = 1'-0"

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ISSUE DATE: OCTOBER 24, 2025

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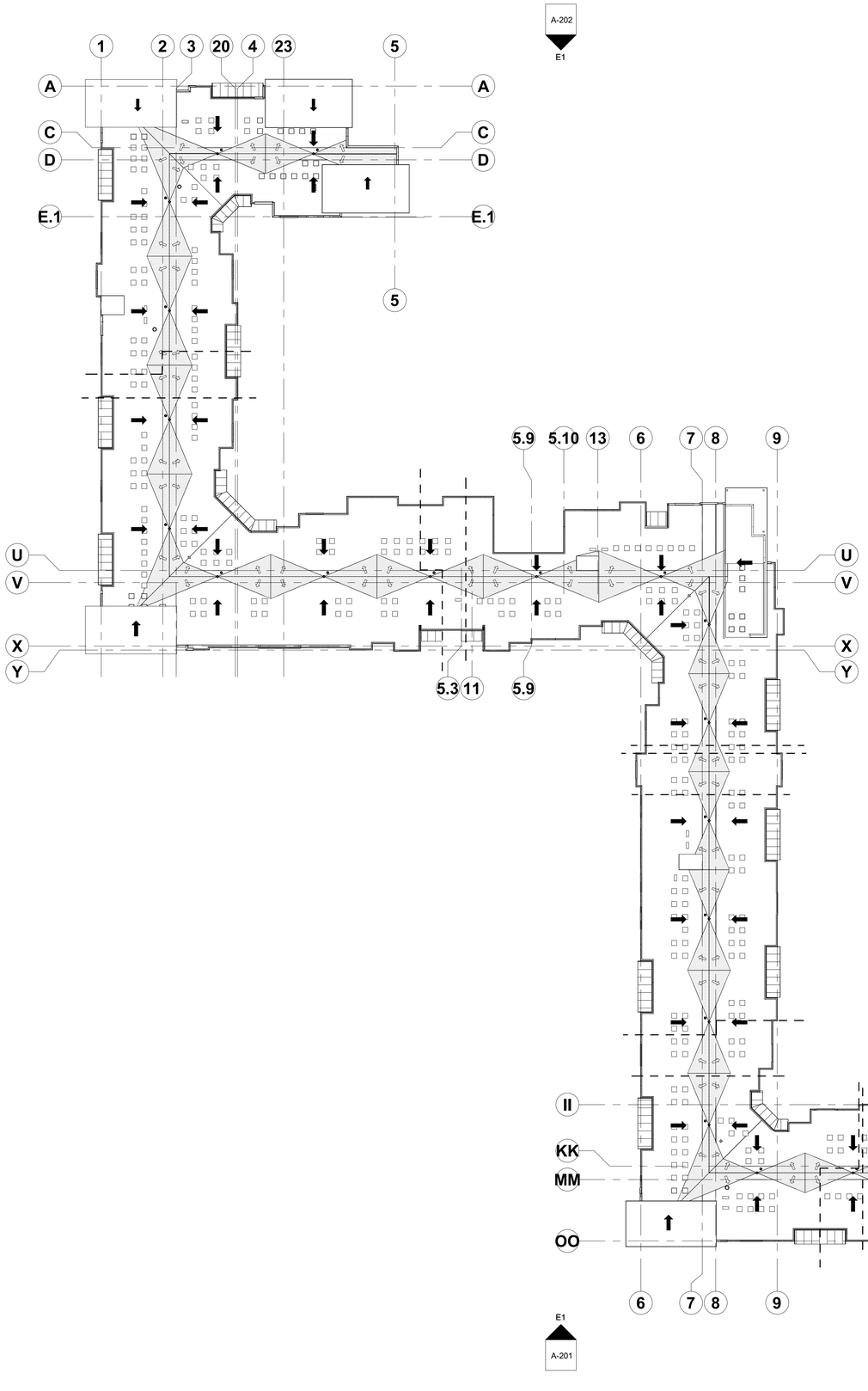


A1 OVERALL ROOF PLAN
1/32" = 1'-0"

NORTH

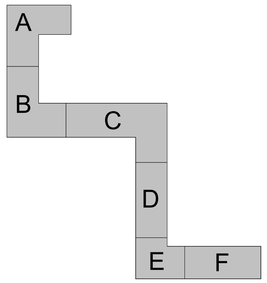
GENERAL NOTES - ROOF PLANS:

1. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
2. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.
3. NOT ALL ROOF MOUNTED EQUIPMENT IS SHOWN ON THIS ROOF PLAN. REFER TO ENTIRE DRAWING SET FOR LOCATION OF ITEMS NOT SHOWN.
4. CONTRACTOR SHALL COORDINATE SIZE, LOCATIONS AND NUMBER OF ALL ROOF OPENINGS AND ROOF ACCESSORIES WITH ALL OTHER TRADES. REFER TO THE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
5. THE LIMITS OF CONSTRUCTION SHOWN ON THE ARCHITECTURAL SHEETS APPLY ONLY TO THE LIMITS OF ARCHITECTURAL WORK. THE CONTRACTOR SHALL REFER TO THE ENTIRE SET, INCLUDING CIVIL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, COMMUNICATIONS, SECURITY AND TECHNOLOGY DRAWINGS FOR SPECIFIC LIMITS RELATED TO THOSE SCOPES.
6. PROVIDE ROOFING MANUFACTURER'S STANDARD, WARRANTABLE ROOFING AND PENETRATION DETAILS UNLESS OTHERWISE DRAWN.
7. ANY ROOF WORK NOT SPECIFICALLY DETAILED SHALL BE DESIGNED AND EXECUTED IN ACCORDANCE WITH THE APPROPRIATE NRCA MANUAL.
8. ROOF DRAINAGE SLOPES AND CRICKETS ARE SCHEMATIC. CONTRACTOR TO ENSURE PROPER COORDINATION BETWEEN ROOF LOW POINTS AND ASSOCIATED DRAINS. NO PONDING OR STAGNANT WATER WILL BE ALLOWED OR ACCEPTED.
9. THE ELEVATION OF ALL OVERFLOW (EMERGENCY) ROOF DRAINAGE SYSTEMS SHALL BE SET TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED.
10. PAINT ALL EXPOSED ROOF MOUNTED EQUIPMENT AND PIPING WITH THE EXCEPTION OF ALUMINUM AND STAINLESS STEEL SURFACES. COLOR TO BE DETERMINED BY ARCHITECT.
11. PROVIDE GUARD RAILS WHERE ANY COMPONENT, EQUIPMENT OR SERVICE AREA IS LOCATED CLOSER THAN 10 FEET FROM THE EDGE OF THE ROOF. GUARDS SHALL BE A MIN OF 42" IN HEIGHT AND SHALL RESTRICT THE PASSAGE OF A 20" DIAMETER SPHERE.

ROOF PLAN LEGEND

- SLOPED STRUCTURE
- TAPERED INSULATION 1/4" PER FOOT
- ROOF WALKING PAD
- ROOF DRAIN
- OD OVERFLOW ROOF DRAIN

MATERIAL KEYNOTES



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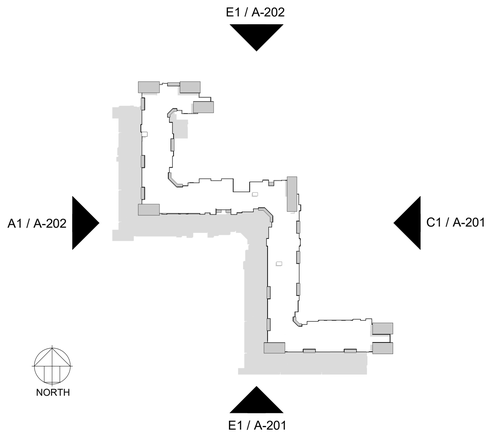
PROFESSIONAL SEAL

A-105

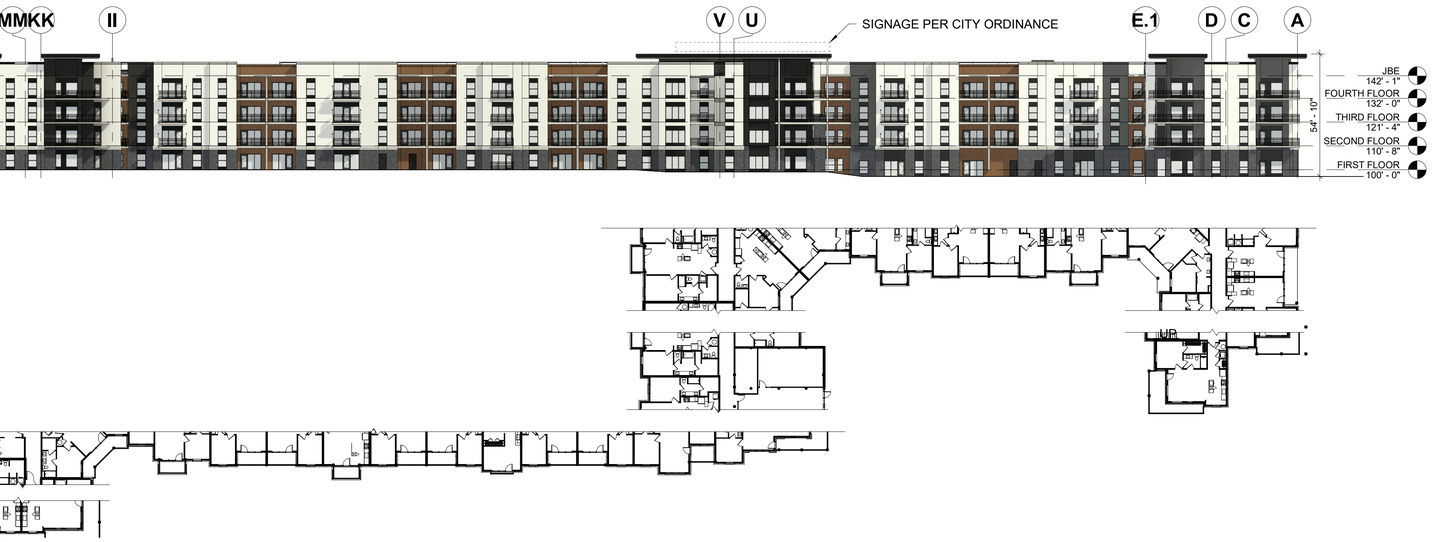
ISSUE DATE: OCTOBER 24, 2025

HOEFER WELKER #: 1259011

ROOF- OVERALL ROOF PLAN



E1 OVERALL SOUTH ELEVATION
1/32" = 1'-0"



D1 OVERALL SOUTH PLAN
1/32" = 1'-0"

C1 OVERALL EAST ELEVATION
1/32" = 1'-0"

A1 OVERALL EAST PLAN
1/32" = 1'-0"

PROJECT IDENTIFICATION SIGNAGE CRITERIA

TYPE OF SIGN CONSTRUCTION MONUMENT
MONUMENT SIGNS SHALL BE CONSTRUCTED OF MASONRY OR OTHER RESILIENT MATERIALS WITH THE COLOR AND ARCHITECTURAL DETAILING OF THE SIGN BEING A MATCH TO THE BUILDING. MONUMENT SIGN LETTERS SHALL CONSIST OF EITHER FABRICATED ALUMINUM CONTOURED CABINETS OR PIN-MOUNTED METAL LETTERING/LOGOS. SIGNAGE ON THE MONUMENT SIGNS MUST HAVE 3-DIMENSIONAL ELEMENTS AS REQUIRED BY CITY ORDINANCES.

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WALL LETTER MATERIALS AND COLOR
LETTER COLOR SHALL PROVIDE CONTRAST TO EASE IN READABILITY YET BE COMPLIMENTARY TO THE EXISTING ARCHITECTURE. DECORATIVE MATERIALS SUCH AS METALS (STAINLESS, ALUMINUM, BRONZE) AS WELL AS GLASS AND ACRYLIC (PLEXI-GLASS, POLYCARBONATE, AND PANAFLEX) ARE ALLOWED.

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MAX/MIN LETTER SIZE AND STYLE
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EXTERIOR ELEVATION MATERIALS (FDP)

EXTERIOR WOOD COMPOSITE CLADDING
MFR: NEW TECH WOOD
PROFILE: ALL WEATHER SHADOW LINE
MODEL #: UH68
COLOR: BRAZILIAN IPE
PATTERN: STRAIGHT GRAIN

EXTERIOR WOOD COMPOSITE CLADDING (ALTERNATE TO METAL WALL PANEL)
MFR: NEW TECH WOOD
PROFILE: EUROPEAN SIDING BELGIAN BOARD
MODEL #: UH58
COLOR: INDIAN EBONY
PATTERN: STRAIGHT GRAIN

METAL PANEL (SQUARE RIBBED)
MFR: BERRIDGE
PROFILE: BR-12 (VERTICAL)
COLOR: MATTE BLACK

METAL PANEL (SMOOTH)
MFR: BERRIDGE
PROFILE: THIN-LINE (HORIZONTAL)
COLOR: MATTE BLACK

DIRECT-APPLIED EIFS (WHITE)
MFR: DRYVIT
FINISH: STRATOTONE LYMESTONE
COLOR: 101 SUPER WHITE

BRICK
MFR: ENDICOTT
COLOR: MANGANESE IRONSPOT
MODULAR (SMOOTH)
GROUT MFR: MAPEI
GROUT COLOR: 5047 CHARCOAL

B.O.D. **BALCONIES & RAILING**
BOD: ULTRALOX ALUMINUM FRAMING SYSTEM
POWDER COAT COLOR: BLACK (GLASS RAILING AT AMENITY)

B.O.D. **INSULATED GLAZING UNIT**
BOD: PELLA
11/16" DUAL-PANE ADVANCED LOW-E WITH ARGON

B.O.D. **FIBERGLASS ALUMINUM FRAME**
BOD: PELLA IMPERVIA
FINISH: ENDURACLAD COATING
COLOR: PR0089 BLACK

B.O.D. **METAL COPING**
FINISH: ANODIZED ALUMINUM
COLOR: BLACK (MATCH FIBERGLASS ALUMINUM FRAME)

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PROFESSIONAL SEAL

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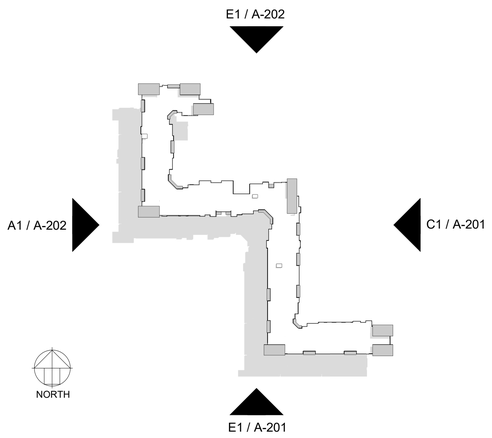
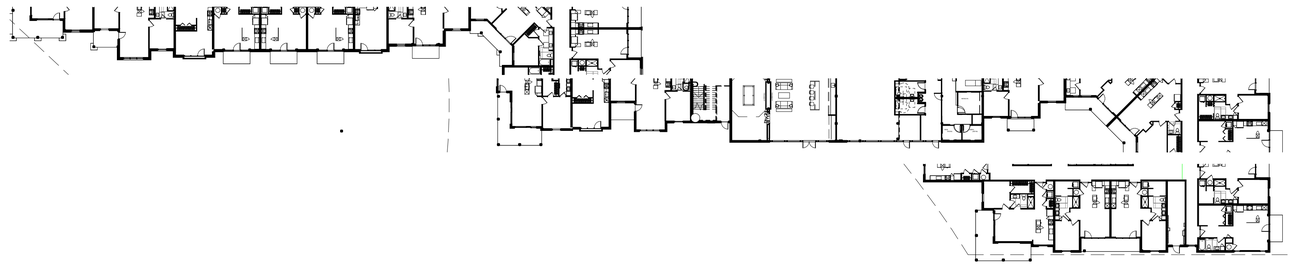
OVERALL EXTERIOR ELEVATIONS

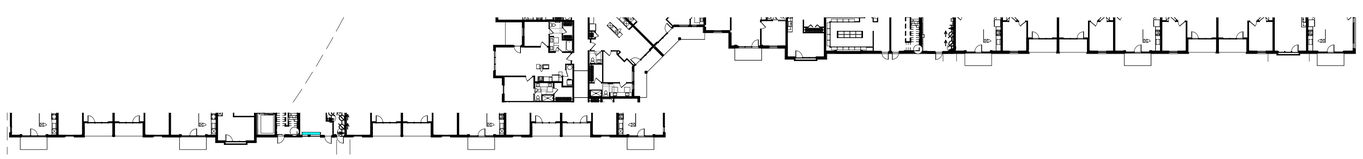


E1 OVERALL NORTH ELEVATION
1/32" = 1'-0"



C1 OVERALL NORTH PLAN
1/32" = 1'-0"

B1 OVERALL WEST ELEVATION
1/32" = 1'-0"



A1 OVERALL WEST PLAN
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OVERALL EXTERIOR ELEVATIONS