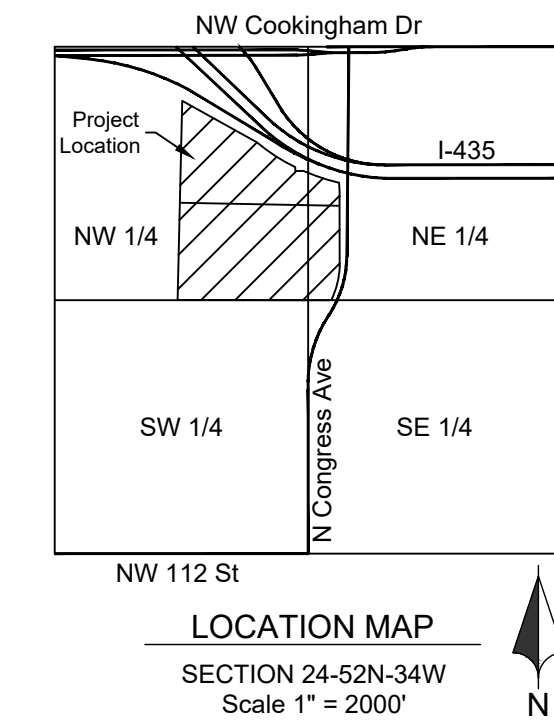


Development Plans & Preliminary Plat for Genesis 60 Ac. Industrial Kansas City, Platte County, Missouri



LEGAL DESCRIPTION

The North One-Half of the following described: All that part of the East One-Half of the Northwest Quarter of Section 24, Township 52, Range 34, Kansas City, Platte County, Missouri, and all that part of the West One-Half of the Northeast Quarter of said Section 24, Township 52, Range 34, lying West of the West line of the vacated Kansas City, Clay County and St. Joseph Railroad Company now known as N. Congress Avenue right-of-way and lying South of the South right-of-way line of Interstate 435, EXCEPT that part conveyed to Kansas City, Missouri in Book 636, Page 298, subject to that part, if any, in streets, roadways, highways or other public rights-of-way. Containing 2,646,096 square feet or 60.746 acres.

UTILITY CONTACTS

AT&T TELEPHONE COMPANY	816-275-2721
CENTURYLINK	1-800-283-4237
COMCAST	1-866-641-1625
CONSOLIDATED	1-800-283-4237
EVERGY	816-471-5275
GOOGLE FIBER	1-866-954-1572
KANSAS CITY, MO. PUBLIC WORKS DEPT.	816-513-9871
KANSAS CITY, MO. WATER SERVICES DEPT.	816-513-0209
KC FIBER/LINK CITY	816-564-9994
LEVEL 3	913-645-5032
MAGELLAN MIDSTREAM PARTNERS	1-800-720-2417
MODOT	1-888-275-6636
NORTH KANSAS CITY SCHOOL DISTRICT	816-413-5075
SOUTHERN STAR CENTRAL	913-422-6321
SPECTRUM	1-866-967-7611
SPIRE ENERGY	1-314-776-9517
SPRINT	913-488-8489
UNITE PRIVATE NETWORK	1-866-963-4237
UTILITY LOCATION MARKING	1-800-DIG-RITE
VEOLIA ENERGY (TRIGEN)	816-889-4977
VERIZON COMMUNICATIONS, INC.	1-800-624-9675
ZAYO	816-591-0282

UTILITIES:

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.

FLOOD PLAIN NOTE

According to the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel Number 41 of 625, Community-Panel Number 29095C0041G, Revised January 20, 2017, portions of the subject property lay within Zone AE - Base Flood Elevations determined.



Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Condition
C03	Preliminary Plat
C04	General Layout
C05	Lot 1 Dimension Plan
C06	Lot 2 Dimension Plan
C07	Lot 3 Dimension Plan
C08	Lot 4 Parking Lot
C09	Grading Plan
C10	Site Utility Plan
C11	Preliminary Stream Buffer Plan
L01	Overall Landscape Plan
E01	North West Lot
E02	South West Lot
E03	North East Lot
E04	South East Lot

LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter

APPLICANT/DEVELOPER
Genesis Realty and Development LLC
816.756.2331
Attn: Omid Shahbazian
Omid@builtbygenesis.com
4420 Madison Ave. Suite 104
Kansas City, MO 64111

CIVIL ENGINEER, LANDSCAPE ARCHITECT AND SURVEYOR
Renaissance Infrastructure Consulting
ric-consult.com | 816.800.0950
Attn: Chase Kohler
ckohler@ric-consult.com
1815 McGee St. Suite 200
Kansas City, MO 64108

Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

Title Sheet

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

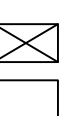
DRAWN BY	CHECKED BY
BDG	CK

Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 E-2010033830
 MO Certificate of Authority



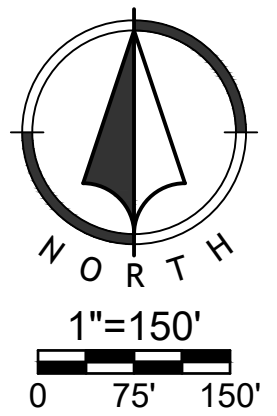
Know what's below.
Call before you dig.
1 - 800 - 344 - 7483
1 - 800 - (DIG-RITE)
(811)

NOT FOR CONSTRUCTION
FOR CONSTRUCTION



Sheet
C01

Jaramada
Feb 25, 2022 10:28am
Z:\R\C\Design\2021\21-0225\DWG\Sheets\PD\21-0225 PDR-EX-COND-01.dwg



Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

Existing Condition

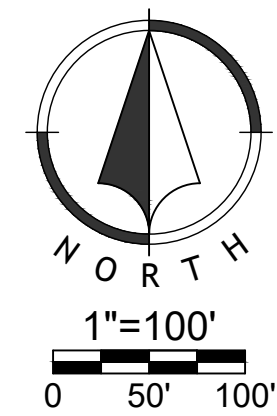
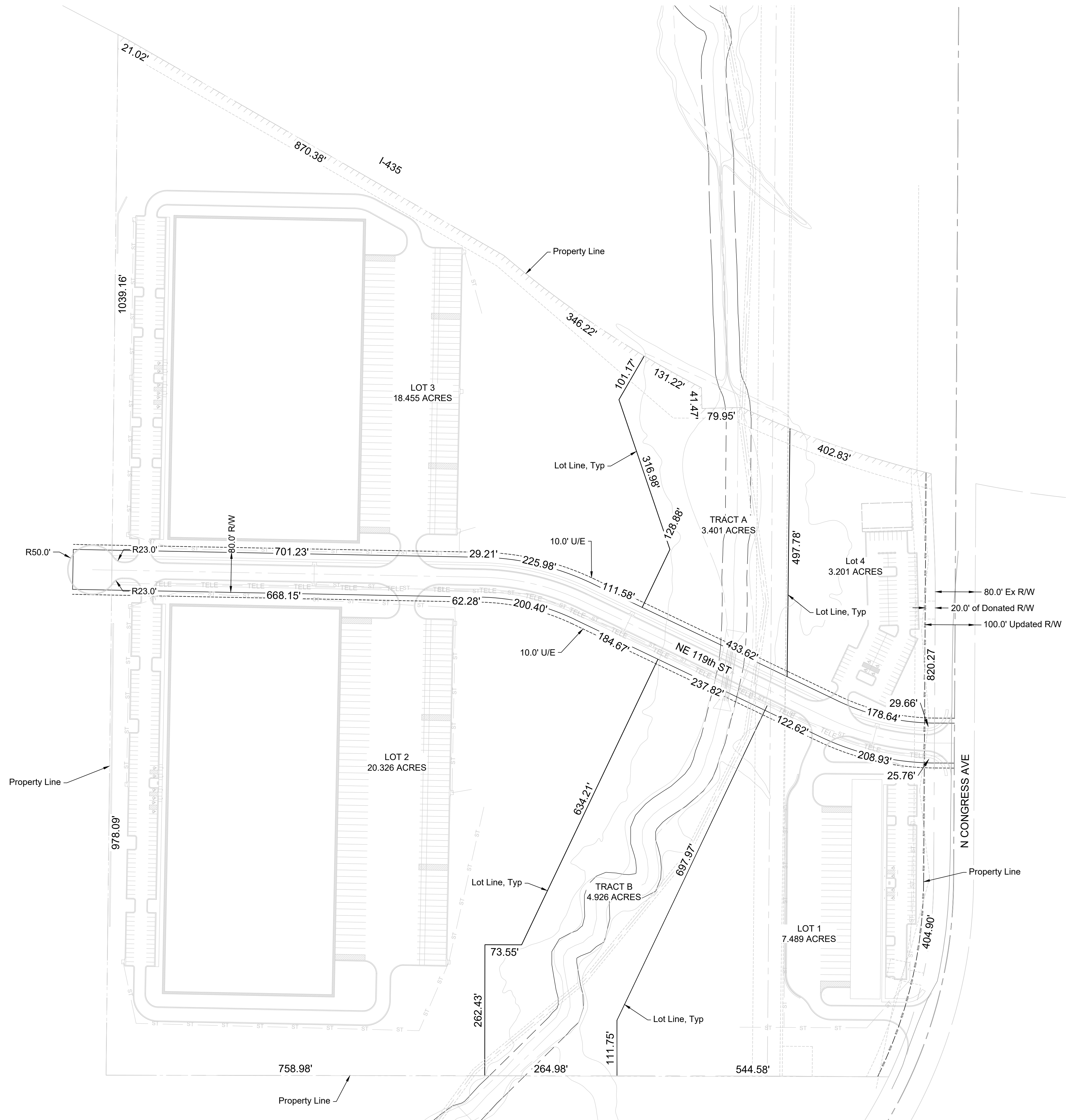
NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet
C02

Jaramanda
Feb 25, 2022 10:28am
Z:\R\C\Design\2021\21-0225\Drawings\Sheets\PD\21-0225-PDF-PRE-PLAT-01.dwg



Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

Preliminary Plat

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033830

Sheet
C03

NO.	DATE	REVISION
2	01/13/2022	Per City Comments
1	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033630

SITE	ZONING (a)	GROSS AREA (Ac.) (b)	PROPOSED R/W (Ac.) (c)	NET AREA (Ac.) (d)	LAND USE (e)	NO. OF FLOORS (f)	GROSS BUILDING AREA (sf) (g)	BUILDING COVERAGE (sf) (h)	FAR (h)
1	M2-3	7.489	0	7.489	Warehouse/Com	1	26,400	26,400	0.08
2	M2-3	20.326	0	20.326	Warehouse/Com	1	270,000	270,000	0.30
3	M2-3	18.455	0	18.455	Warehouse/Com	1	250,250	250,250	0.31
4A	M2-3	3.201	0	3.201	Maintenance Facility	1	5,000	5,000	0.03
4B	M2-3	3.201	0	3.201	Vehicular Storage	N/A	N/A	N/A	N/A
A	M2-3	3.401	0	3.401	BMP/Detention	-	-	-	-
B	M2-3	4.926	0	4.926	BMP/Detention	-	-	-	-
R/W	N/A		3.336	3.336	Right of Way	-	-	-	-

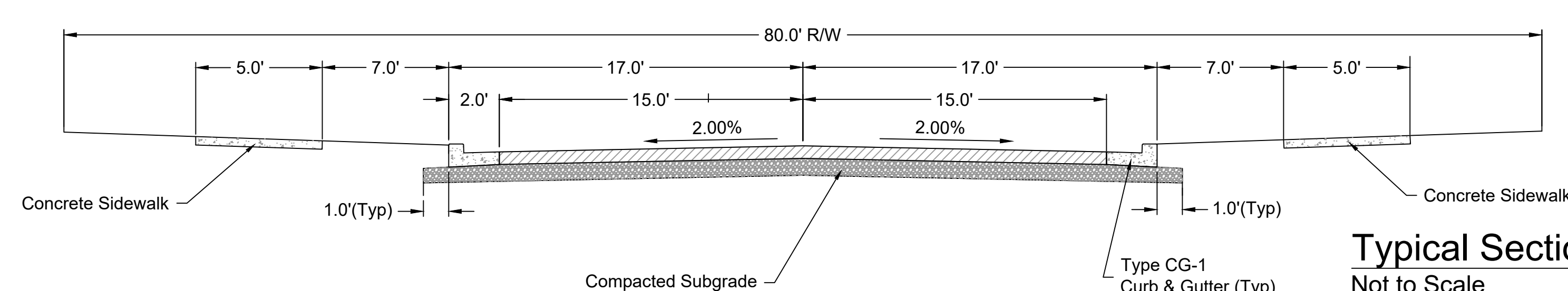
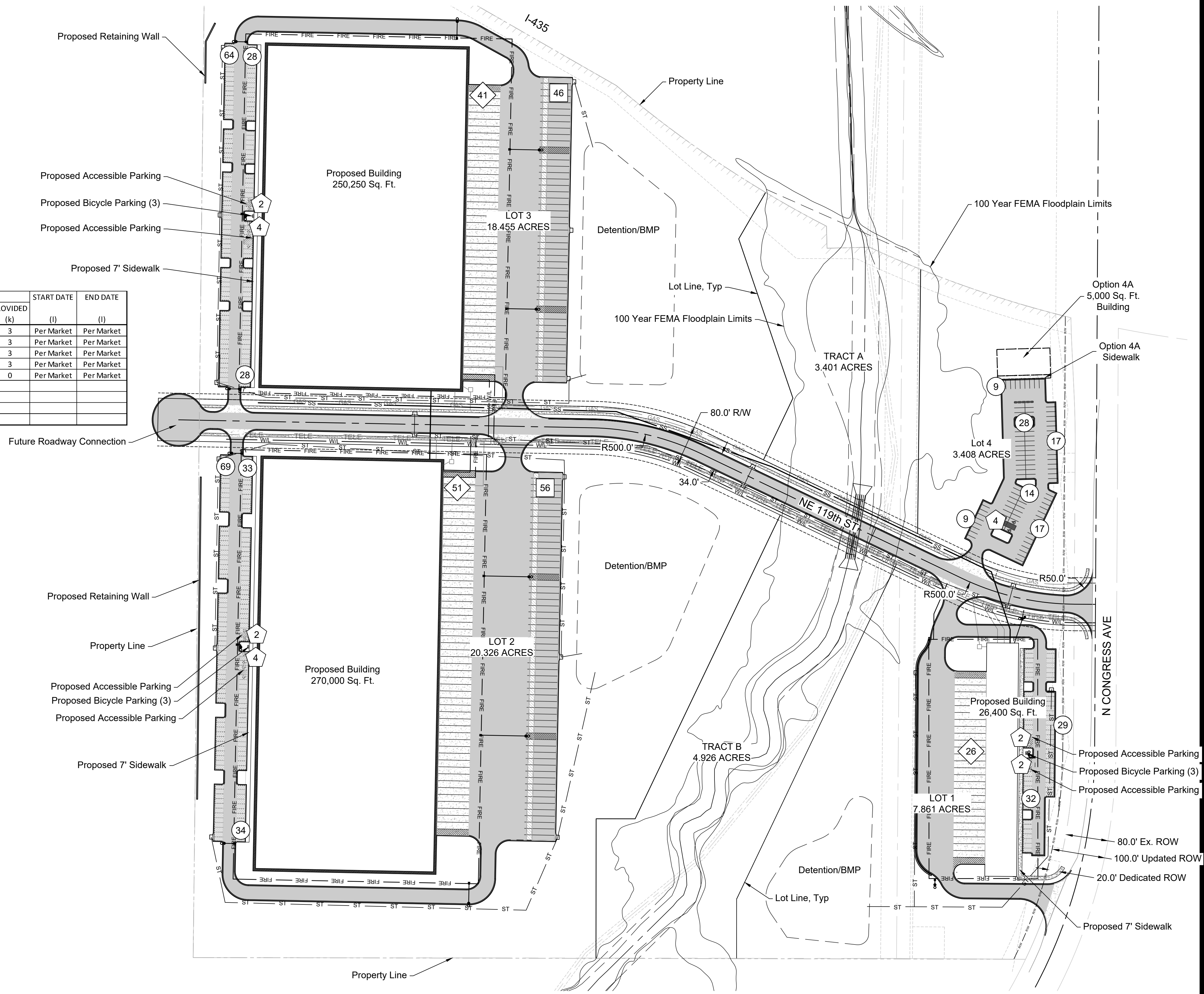
SITE	Parking Spaces		ADA SPACES		BICYCLE PARKING (LONG TERM)		BICYCLE PARKING (SHORT TERM)		START DATE (l)	END DATE (l)			
	RATIO (j)	REQ (j)	PROVIDED (j)	REQ (j)	PROVIDED (j)	RATIO (k)	REQ (k)	PROVIDED** (k)					
1	1/4 Emp	9	61	4	4	1/20 Emp	2	16	3 (Min)	3	3	Per Market	Per Market
2	1/4 Emp	135	139	6	6	1/20 Emp	27	27	3 (Min)	3	3	Per Market	Per Market
3	1/4 Emp	123	123	5	6	1/20 Emp	25	25	3 (Min)	3	3	Per Market	Per Market
4A	1/4 Emp	2	98	4	4	1/20 Emp	1	1	3 (Min)	3	3	Per Market	Per Market
4B	N/A	N/A	98	4	4	-	-	-	-	-	-	Per Market	Per Market
B													
C													
D													
R/W													

PAVING SCHEDULE

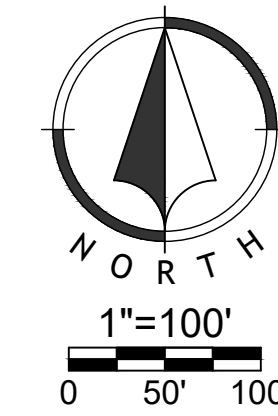
- Normal Asphaltic Concrete Pavement
- Heavy Asphaltic Concrete Pavement
- 8" Portland Concrete Pavement and 4" Concrete Sidewalk
- 10" Heavy Duty Reinforced Portland Concrete Pavement

PARKING COUNT & LEGEND

- xx Employee Parking
- xx 60'x12' Trailer Parking
- xx 60'x13' Truck Dock0
- xx ADA Parking

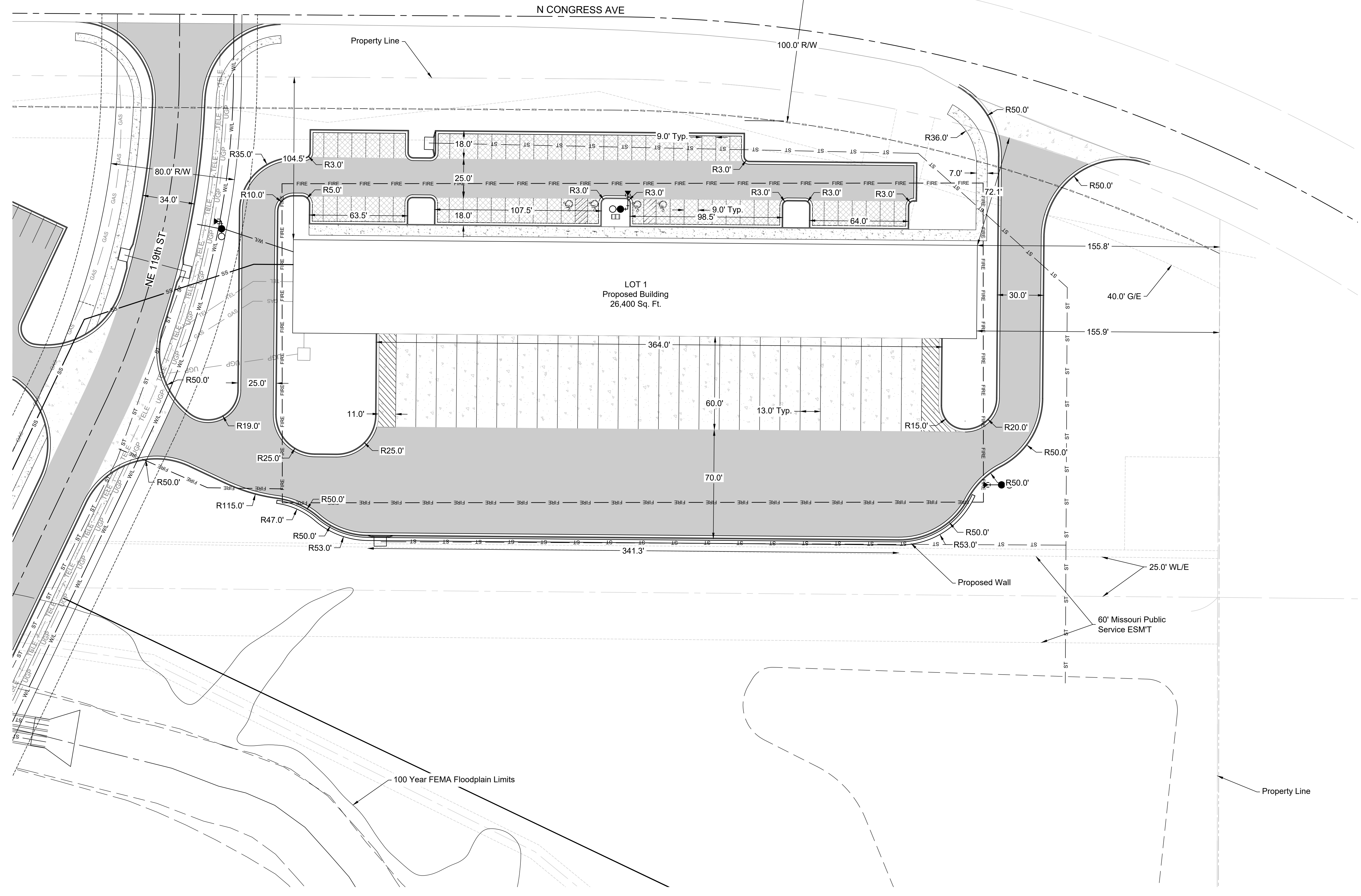


Typical Section
 Not to Scale



Jaranda Feb 25, 2022-10:27am
 Z:\RIC Design\2021\21-0225\DWG\Sheets\PD\21-0225-PDF-GEN-LAY-01.dwg

Jananda
Feb 25, 2022 10:27am
Z:\R\C\Design\2021\21-0225\Drawings\21-0225 PDP-GENLAY-01.dwg

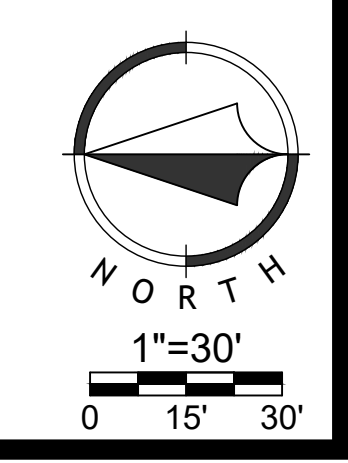


NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

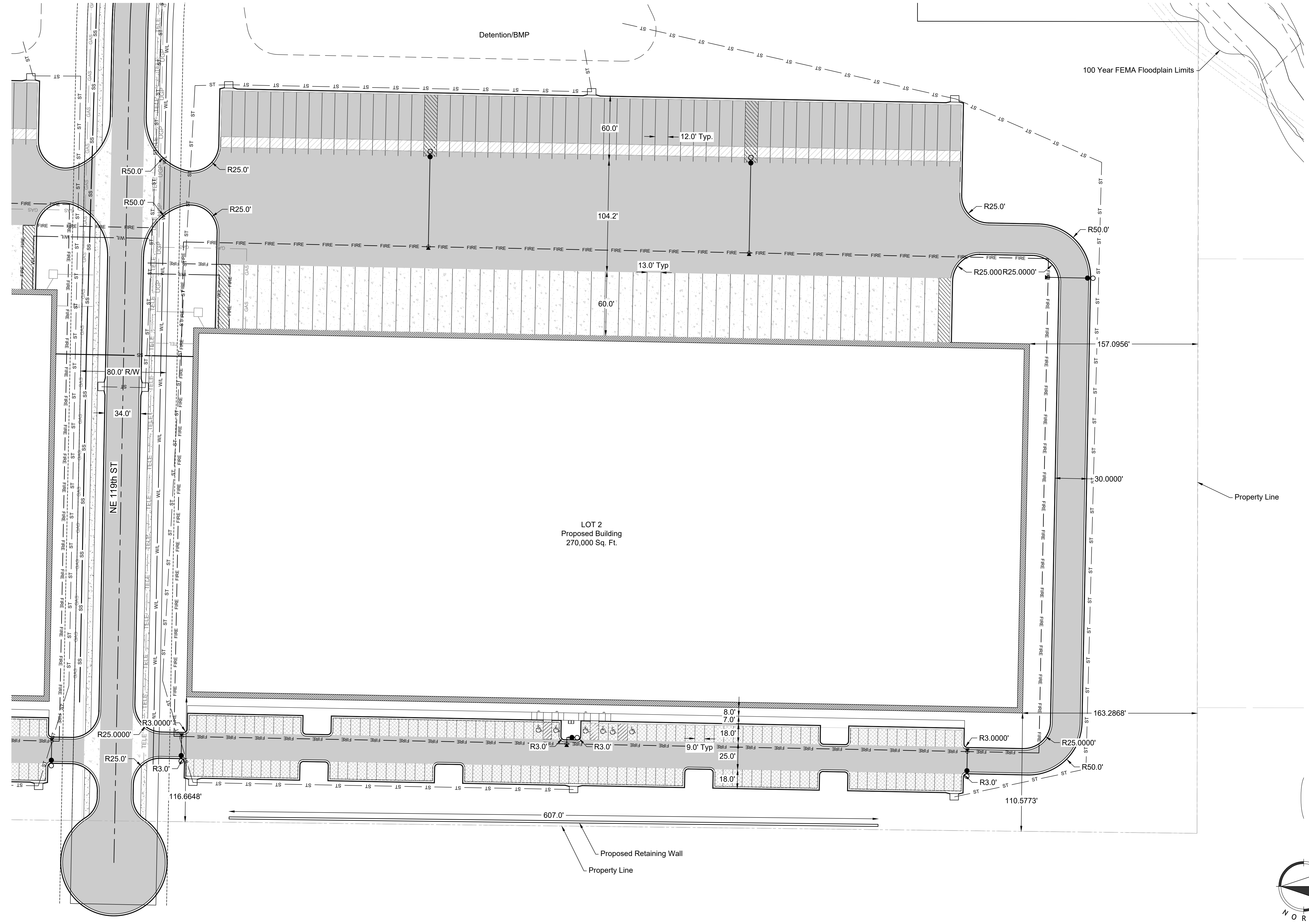
NO.	DATE	REVISION

DRAWN BY: BDG
CHECKED BY: CK

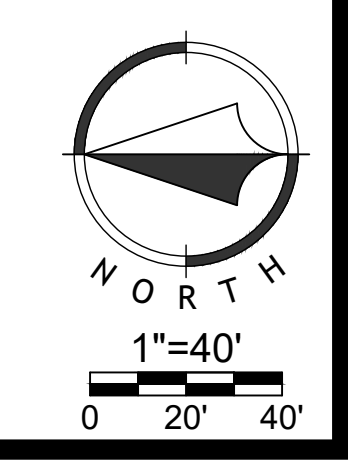
Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630



jaranda
Feb 25, 2022 10:27 am
Z:\R\C\Design\2021\21-0225\Drawings\21-0225 PDP-GENLAY-01.dwg



LOT 2
Proposed Building
270,000 Sq. Ft.



Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

Lot 2 Dimension Plan

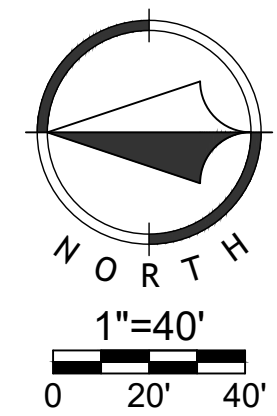
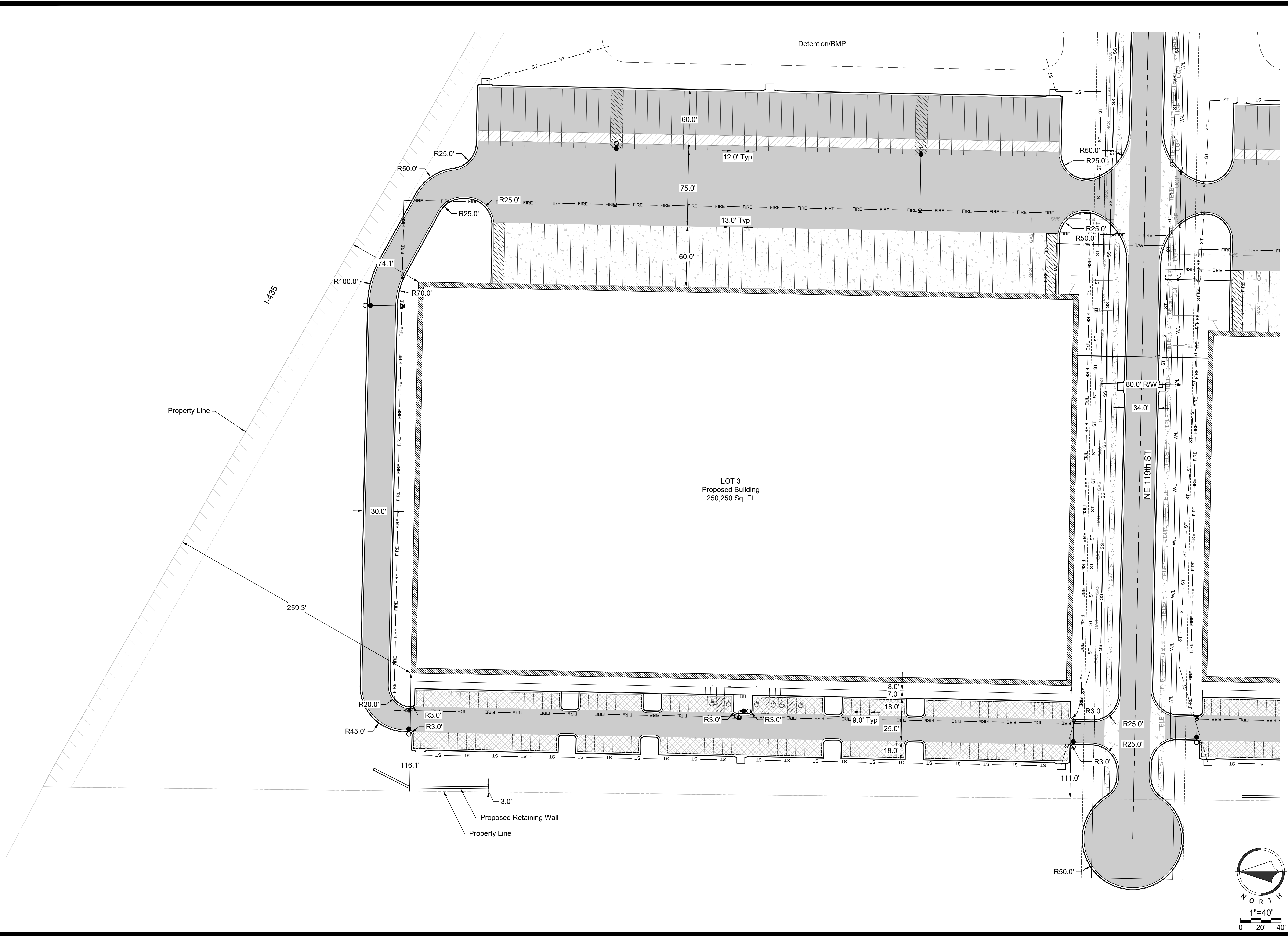
NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
www.ri-consult.com
MO Certificate of Authority: E-2010033630

Sheet
C06

Jananda
Feb 25, 2022 10:27 am
Z:\RIC Design\2021\21-0225\DWG\Sheets\PD\21-0225 PDR-GENLAY-01.dwg



Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

Lot 3 Dimension Plan

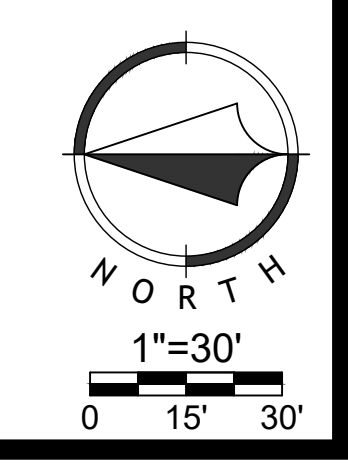
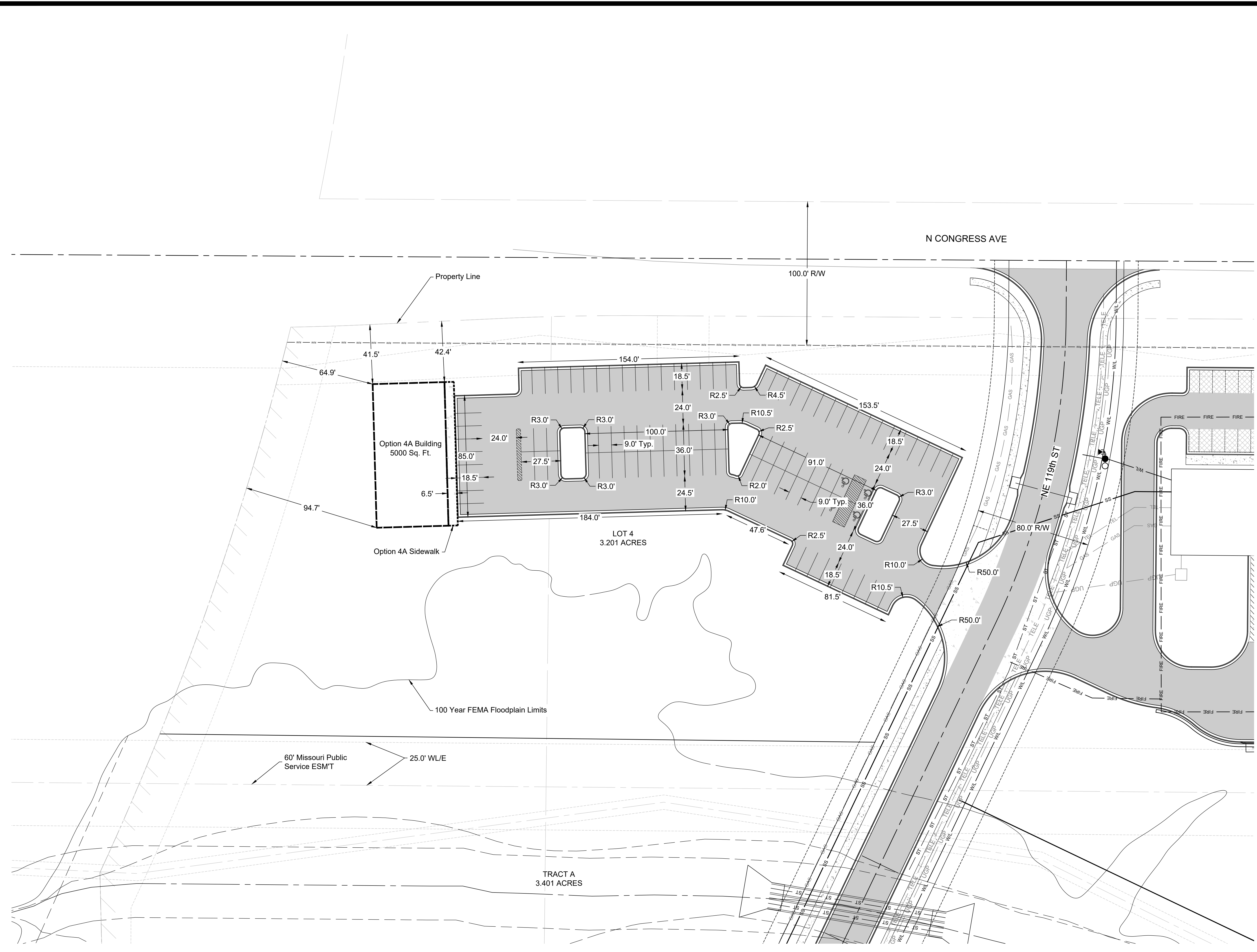
NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet
C07

Jaranda
 Feb 25, 2022 10:27 am
 Z:\R\C\Design\2021\21-0225\DWG\Sheets\PD\21-0225_PDP-GENLAY-01.dwg



Development Plans & Preliminary Plat
 21-0225
 Genesis 60 Ac. Industrial
 Kansas City, Platte County, Missouri

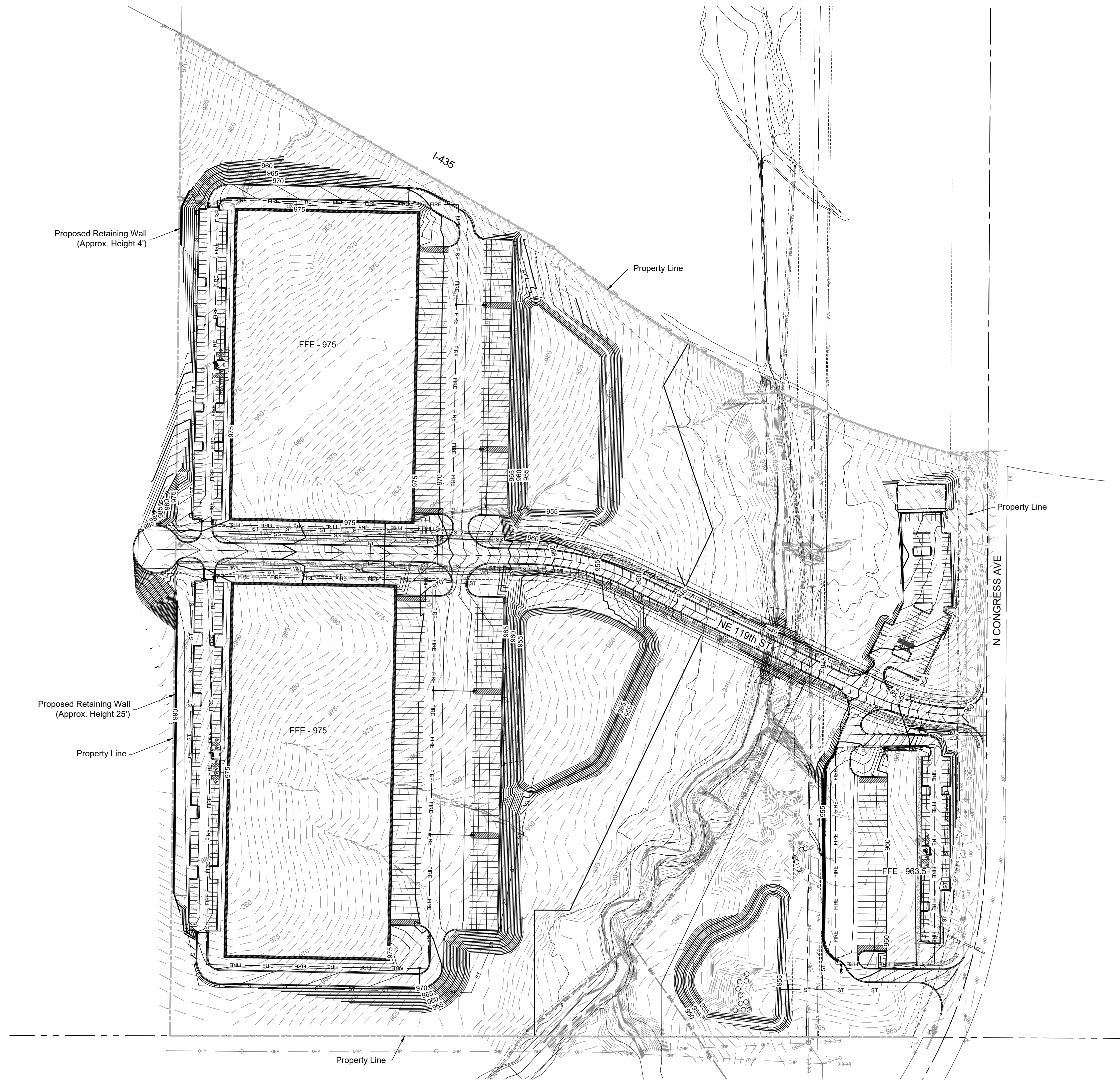
Lot 4 Parking Lot

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

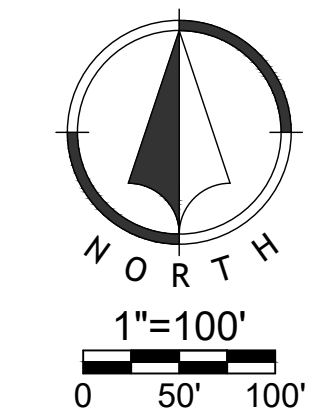
Renaissance Infrastructure Consulting
 1815 PICREE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033830

Sheet
 C08



LEGEND

	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

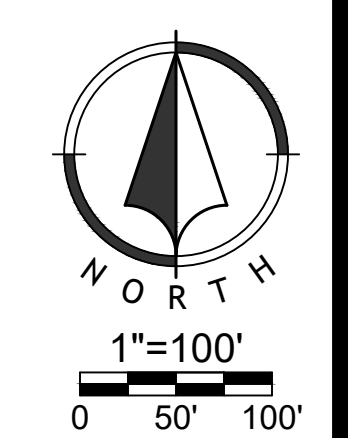
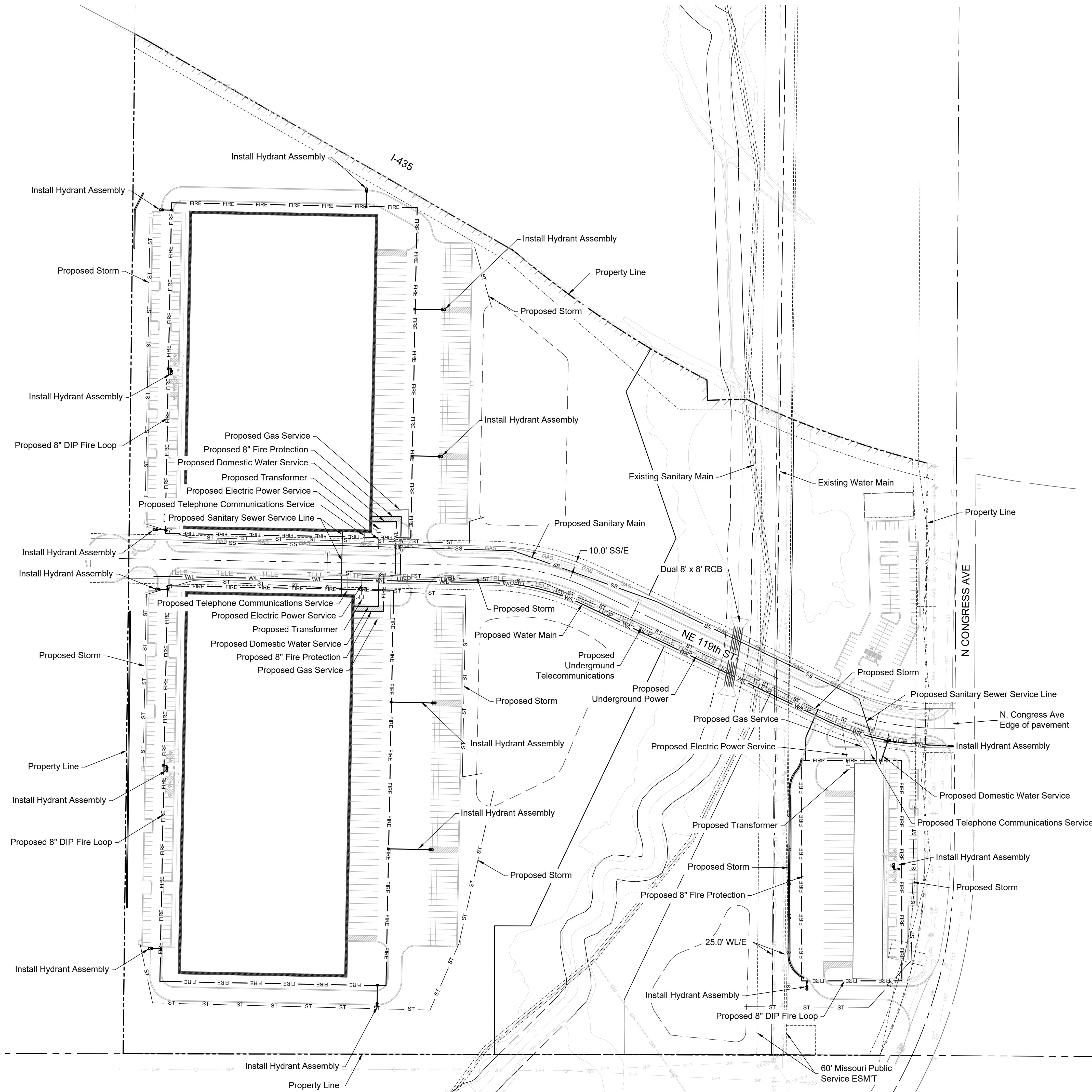
Grading Plan

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

jamanda
 Feb 25, 2022 10:27 am
 Z:\R\C\Drawings\2021\21-0225\Drawings\Sheet\21-0225-PPS-UTILITY.dwg

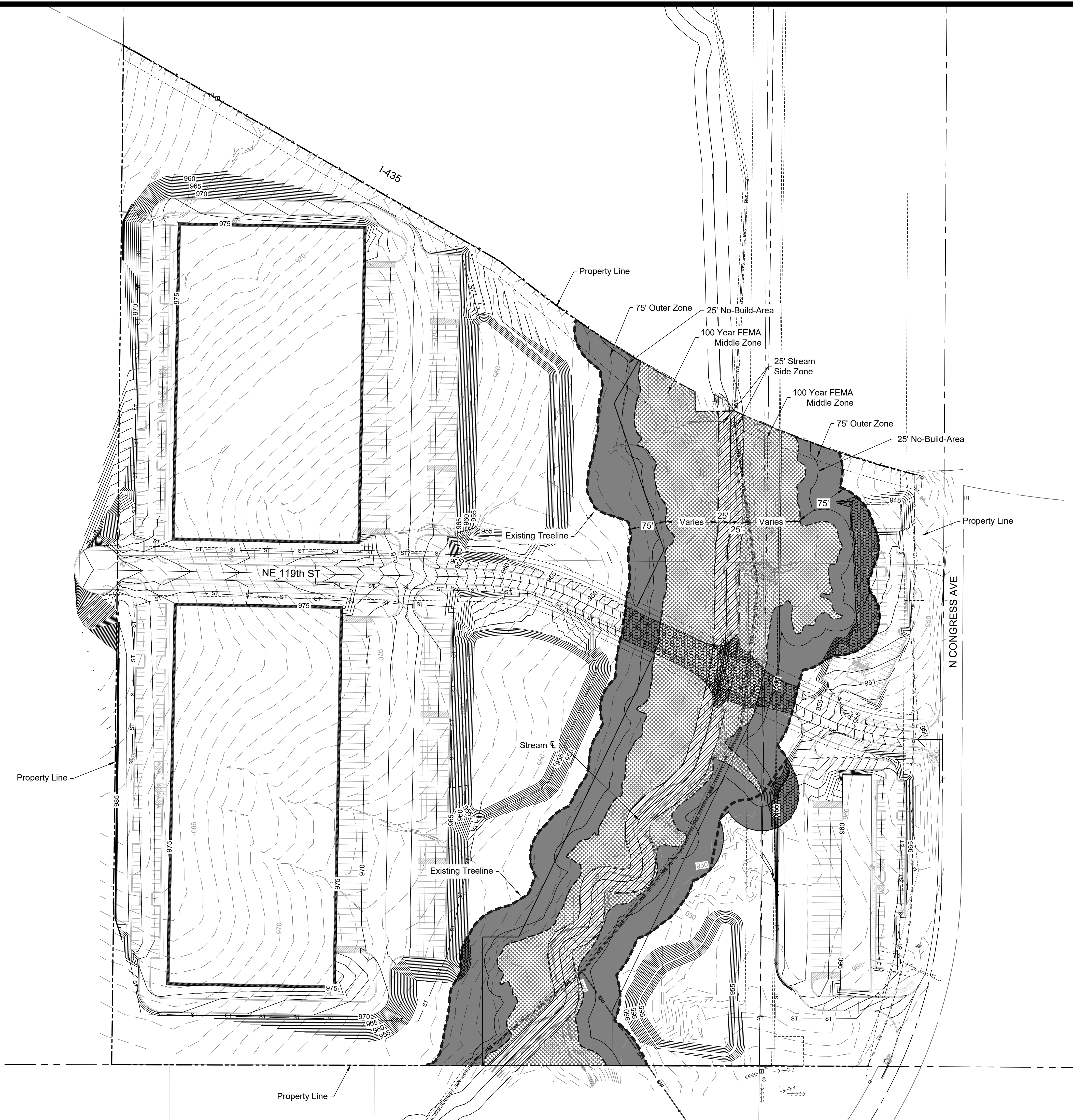


NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

Renaissance Infrastructure Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816-800-0950
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033630

jaramda
 Feb 25, 2022 10:28am
 Z:\R\C\Drawings\2021\21-0225\Drawings\21-0225-STRM.BUFF-01.dwg



- 1. STREAMSIDE ZONE**
 - A. 25 feet wide, from the edge of the active channel on each side of the stream.
 - B. Utility, road, and trail crossings are allowed, as well as properly designed stormwater outfalls, access for fishing and wildlife viewing, and trail overlook areas.
- 2. MIDDLE ZONE**
 - A. Varies based on actual stream characteristics.
 - B. Includes 100-year floodplain or 100-year (i.e. 1-percent) conveyance determined by an engineer, and wetlands.
 - C. All uses in the Streamside Zone are allowed, plus utility corridors and recreational trails.
- 3. OUTER ZONE**
 - A. Extends 75 feet from the edge of the Middle Zone, to a maximum of 150 or 250 feet.
 - B. Includes adjacent steep slopes (greater than 15 percent) or mature, riparian vegetation if present. If steep slopes or mature riparian vegetation extends beyond 150 feet from the edge of the Middle Zone, there are two options:
 - i. If the maximum is 150 feet, the
 - ii. Outer Zone must be protected as permanent open space.
 - iii. If extended to a maximum of 250 feet, conservation development and additional flexibility for nonresidential development are allowed as described below.
 - C. All uses in the Streamside and Middle Zones are allowed, plus stormwater BMPs and conservation development as described below.

- BOUNDARY MARKERS:**
- (1) Boundary markers must be put in place clearly marking required stream buffers before, during and after construction.
 - (2) Boundary markers must be installed at the intersection of private lot lines with the outer edge of the permanent open space before receiving final city approval of plans for clearing, grading, or sediment and erosion control.
 - (3) Construction fencing must be placed at the outer edge of the permanent open space in the outer zone to delineate the buffer. This fencing must be maintained throughout the construction process.
 - (4) Permanent signs must be placed at the edge of the permanent open space after construction to denote the buffer as follows:
 - a. For single-lot developments, signs must be posted every 100 feet along the boundary of the permanent open space.
 - b. For multiple lots located along a buffer, signs must be located at the intersection of every other lot line along the boundary of the permanent open space.
 - c. The sign face shall be two square feet in area.
 - d. Required signs must read: Protected Stream Buffer Do Not Disturb, with the sign message located approximately 4 feet above the ground. No other message shall be on the sign.
 - e. Signs must be maintained and remain legible at all times.

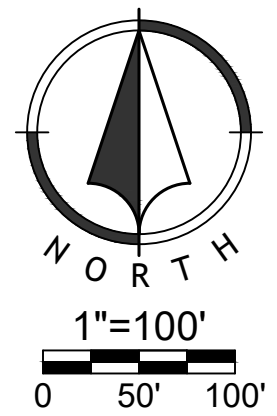
STREAM BUFFER DATA

STREAM SIDE ZONE	1.80 AC
MIDDLE ZONE	5.17 AC
OUTER ZONE	6.58 AC

DISTURBED AREA:	
OUTER ZONE DISTURBED	0.79 AC
INNER/MIDDLE DISTURBED:	0.45 ACX4= 1.81 AC
TOTAL DISTURBED ADJUSTED AREA:	2.60 AC (39.51%)

LEGEND:

- PROPERTY LINE
- ORANGE CONSTRUCTION FENCE / FINAL STREAM BUFFER
- * LOCATION OF STREAM BUFFER SIGN
- RIPARIAN AREA
- STREAM BUFFER EASEMENT
- EXISTING TREE LINE
- STREAM EXTENTS
- STREAM SIDE ZONE
- MIDDLE ZONE - 100 YEAR
- OUTER ZONE
- STREAM BUFFER DISTURBED AREA



Development Plans & Preliminary Plat
 21-0225
 Genesis 60 Ac. Industrial
 Kansas City, Platte County, Missouri

Preliminary Stream Buffer Plan

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

Renaissance
 Infrastructure
 Consulting
 1815 MCGEE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033630

Sheet
C11

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

CONCEPT PLANT SCHEDULE

<p>STREET TREE 2" Cal. B&B</p> <ul style="list-style-type: none"> Acer griseum / Paperbark Maple Acer saccharum 'Legacy' / Legacy Sugar Maple Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple Carpinus caroliniana 'JFS-KW6' TM / Native Flame American Hornbeam Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Liriodendron tulipifera / Tulip Poplar Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar Quercus bicolor / Swamp White Oak Quercus rubra / Red Oak Ulmus americana 'Valley Forge' / Valley Forge American Elm Zelkova serrata 'Wireless' / Wireless Zelkova 	148
<p>SHADE/ORNAMENTAL TREE 2" Cal. B&B</p> <ul style="list-style-type: none"> Acer griseum / Paperbark Maple Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Acer truncatum 'Warren Red' / Pacific Sunset Maple Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud Cornus kousa / Kousa Dogwood Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Liriodendron tulipifera / Tulip Poplar Malus x 'Prairifire' / Prairifire Crab Apple Malus x 'Spring Snow' / Spring Snow Crab Apple Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo Nyssa sylvatica 'Wildfire' / Black Gum Quercus robur 'Regal Prince' / Regal Prince English Oak Quercus rubra / Red Oak Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress Zelkova serrata 'City Sprite' TM / City Sprite Zelkova 	200
<p>SHRUBS AND GRASSES 24" Ht. Min. 3-5 Gal.</p> <ul style="list-style-type: none"> Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood Hypericum frondosum 'Sunburst' / Sunburst Hypericum Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire Miscanthus sinensis 'Gracillimus' / Maiden Grass Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass Pennisetum alopecuroides 'Hamel' / Hamel Fountain Grass Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem Spiraea japonica / Japanese Spirea Spiraea nipponica 'Snowmound' / Snowmound Spirea 	226
<p>EVERGREEN SHRUBS 24" Ht. Min. 3-5 Gal.</p> <ul style="list-style-type: none"> Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper Juniperus horizontalis 'Hughes' / Hughes Juniper Juniperus sabinna 'Buffalo' / Buffalo Juniper Juniperus squamata 'Blue Star' / Blue Star Juniper Taxus x media 'Densiformis' / Dense Yew Thuja occidentalis 'Emerald' / Emerald Arborvitae Thuja occidentalis 'Little Giant' / Little Giant Arborvitae 	286

NOTE:
Sod shall be placed around all buildings and as a 6' sod strip along the back of all curbs and pavement areas. All other disturbed areas shall be seeded with turf-type fescue.

LANDSCAPE CALCULATIONS

Street Trees
Required: 1 Tree / 30' Street Frontage
Provided:

- Lot 1 Congress Ave (642') = 22 Trees
- Lot 1 119th St (332') = 11 Trees
- Lot 2 119th St (1,115') = 38 Trees
- Lot 3 119th St (1,068') = 36 Trees
- Lot 4 Congress Ave (540') = 18 Trees
- Lot 4 119th St (675') = 23 Trees

General Landscaping
Required: 1 Tree / 5,000 sf Building Coverage
Provided:

- Lot 1 (26,400 sf) = 6 Trees
- Lot 2 (270,000 sf) = 54 Trees
- Lot 3 (250,250 sf) = 50 Trees
- Lot 4 (5,000 sf) = 1 Tree

Screening of Containers and Mechanical/Utility Equipment
Required: Screened from public view
Provided: As required

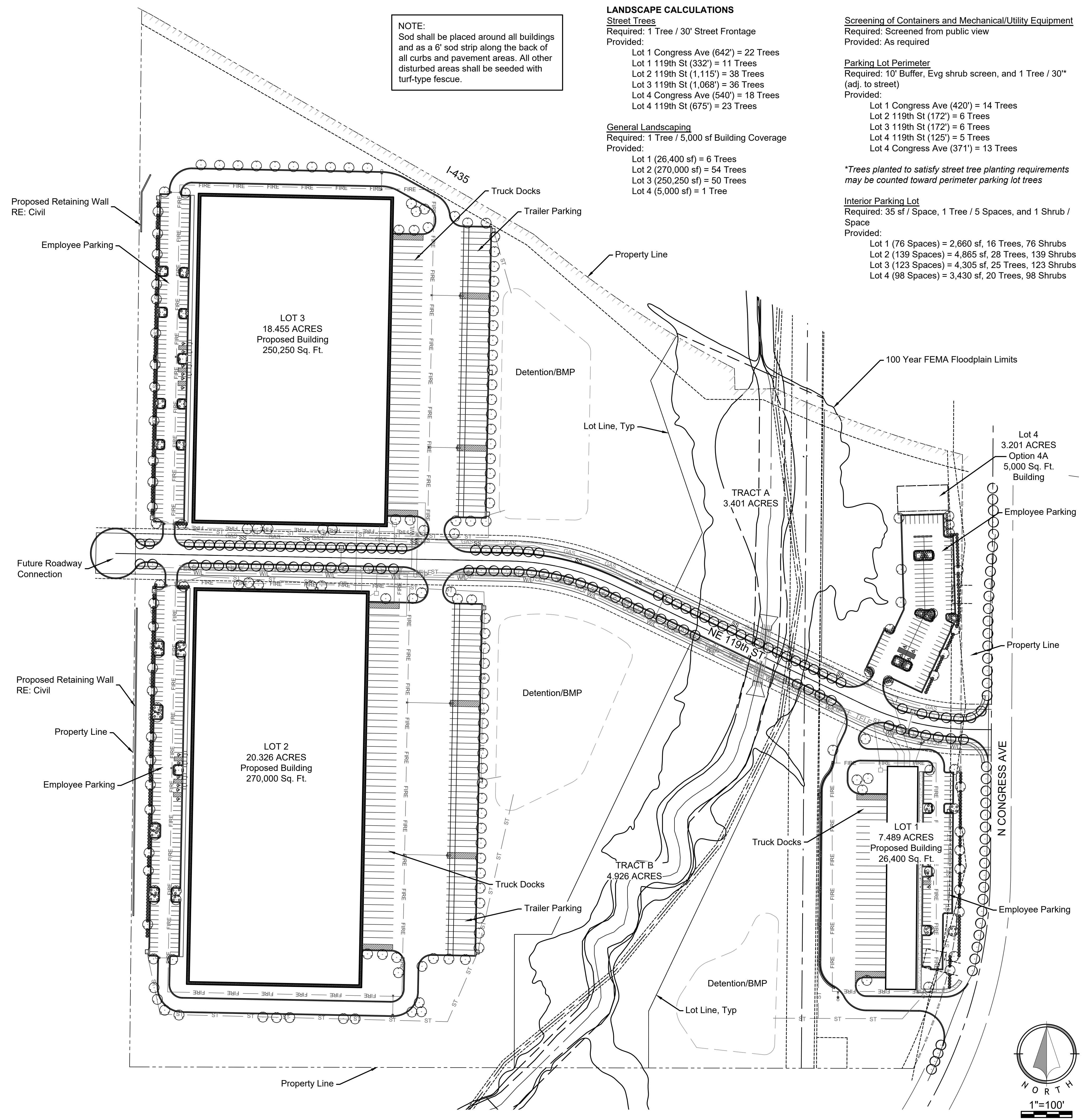
Parking Lot Perimeter
Required: 10' Buffer, Evg shrub screen, and 1 Tree / 30' (adj. to street)
Provided:

- Lot 1 Congress Ave (420') = 14 Trees
- Lot 2 119th St (172') = 6 Trees
- Lot 3 119th St (172') = 6 Trees
- Lot 4 119th St (125') = 5 Trees
- Lot 4 Congress Ave (371') = 13 Trees

*Trees planted to satisfy street tree planting requirements may be counted toward perimeter parking lot trees

Interior Parking Lot
Required: 35 sf / Space, 1 Tree / 5 Spaces, and 1 Shrub / Space
Provided:

- Lot 1 (76 Spaces) = 2,660 sf, 16 Trees, 76 Shrubs
- Lot 2 (139 Spaces) = 4,865 sf, 28 Trees, 139 Shrubs
- Lot 3 (123 Spaces) = 4,305 sf, 25 Trees, 123 Shrubs
- Lot 4 (98 Spaces) = 3,430 sf, 20 Trees, 98 Shrubs



Development Plans & Preliminary Plat
 21-0225
 Genesis 60 Ac. Industrial
 Kansas City, Platte County, Missouri

Overall Landscape Plan

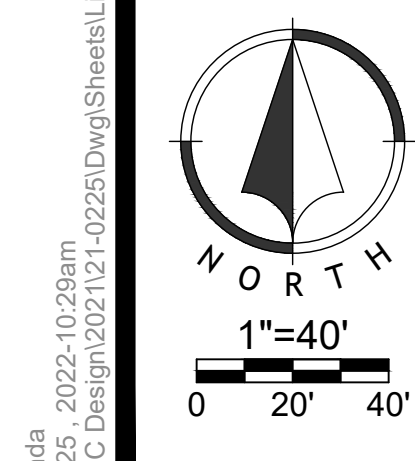
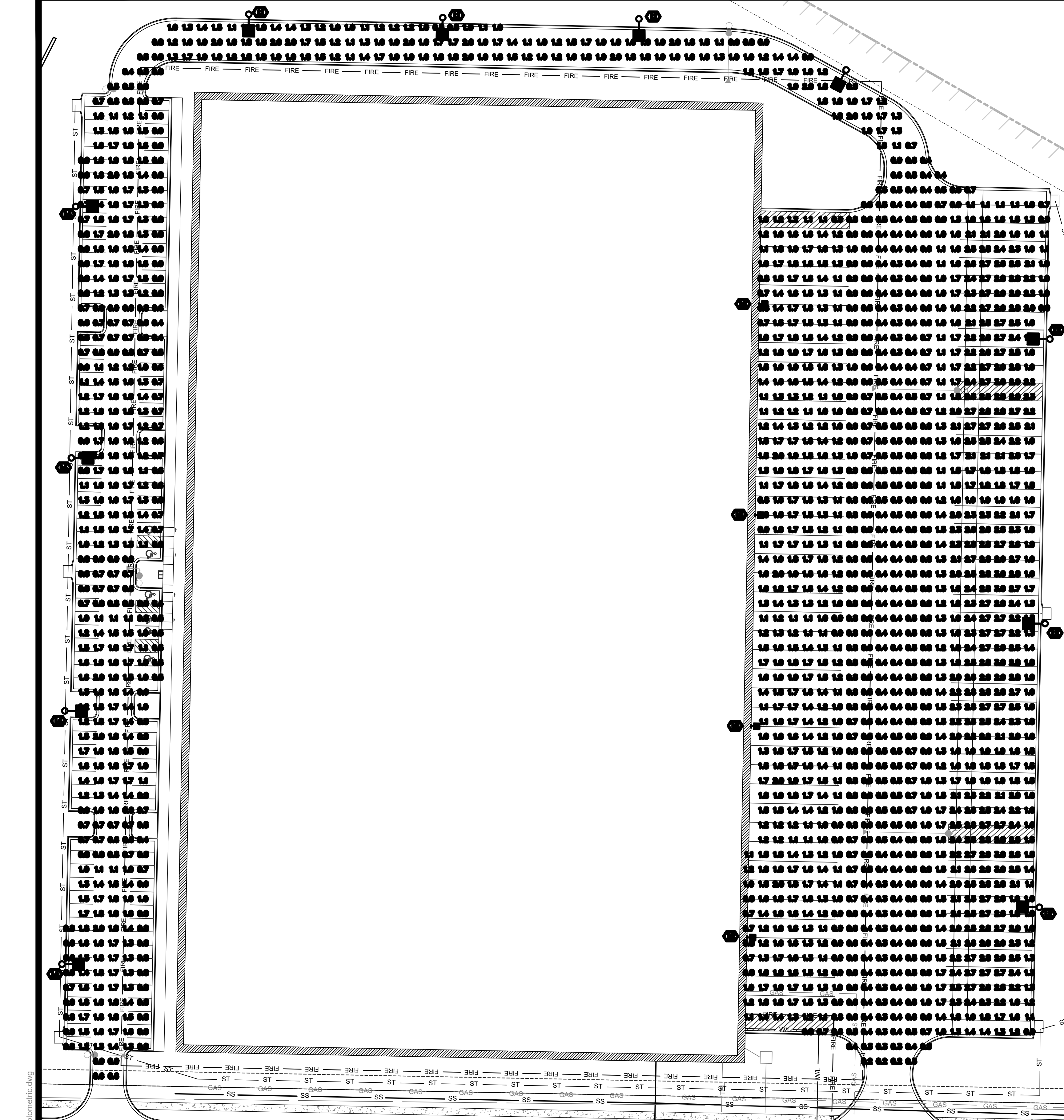
NO.	DATE	REVISION
2	01/13/2022	Per City Comments
1	11/12/2021	Original Submittal

DRAWN BY: AL
CHECKED BY: AG

Renaissance Infrastructure Consulting

1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
www.RIC-CONSULT.COM
E-2010033630

Jaranda
 Feb 25, 2022 10:28am
 \\162.168.50.3\library\RIC Design\2021\21-0225\DWG\Sheets\PP\21-0225_PDF_LND-01.dwg



Baranda
Feb 25, 2022-10:28am
Z:\R\C\Design\2021\21-0225\Drawings\Lighting\21-0225-Photometric.dwg

FEATURES

- Low profile LED anaëstic luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Area and flood optics available for maximum versatility
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
- Best in class surge protection



CONTROL TECHNOLOGY
SiteSign™ NX DISTRIBUTED INTELLIGENCE wiSCAPE™

SPECIFICATIONS

- CONSTRUCTION**
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
 - Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- OPTICS**
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 540 or 720 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI) CCT
 - Zero uplight at 0 degrees of tilt
 - Field rotatable optics

- INSTALLATION**
- Standard square arm mount, compatible with B3 drill pattern
 - Knuckle arm filler option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)
- ELECTRICAL**
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
 - Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90% power factor and less than 20% THD

- ELECTRICAL (CONTINUED)**
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
 - Field replaceable surge protection device provides 20KA protection meeting ANSI IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
- CONTROLS**
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
 - SiteSync™ wireless control system is available via 7-pin. See ordering information and details at: www.hubbellighting.com/sitesync
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
 - wiSCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- Listed to UL1998 and CSA C22.2 #250-0-24 for wet locations and 40°C ambient temperatures
- Fixture is IP66 rated
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [H.I. Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000-80,000
Wattage Range	230-575
Efficacy Range (LPW)	107-151
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	35 (15.9)

RATIO Wall
RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, WiScAPE and 7-pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY
SiteSign™ NX DISTRIBUTED INTELLIGENCE wiSCAPE™

SPECIFICATIONS

- CONSTRUCTION**
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
 - Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- OPTICS**
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 48 or 160 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
 - Zero uplight distributions
 - LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

- INSTALLATION**
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
 - Designed for direct box mount
 - Integral back box contains 1/2" conduit hubs
 - Integral back box standard with Dual Drive, Dual Power Feed, NX, WiScAPE and battery versions (battery versions for RWL1 only)

- ELECTRICAL**
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
 - 347V and 480V dimmable driver option for all wattages above 35W

- ELECTRICAL (CONTINUED)**
- Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
 - Driver RoHS and IP66
 - Field replaceable surge protection device provides 20KA protection meeting ANSI IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
 - Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- CONTROLS**
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - Button photocontrol is suitable for 120-277V operation
 - 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
 - wiSCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
 - Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
 - Battery Backup suitable for operating temperatures -25°C to 40°C

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1998 and CSA C22.2 #250-0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [H.I. Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300-18,800
Wattage Range	10-155
Efficacy Range (LPW)	115-148
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELES	1.34
MAXIMUM FOOT-CANDELES	3.0
MINIMUM FOOT-CANDELES	0.2
MAXIMUM TO MINIMUM FC RATIO	12.78
AVERAGE TO MINIMUM FC RATIO	6.68

LIGHT FIXTURE SCHEDULE

GROUP	SYMBOL	QUANTITY	ZONE	WATTAGE	BEAM	HEIGHT	AMP
L1	○	10	GENERAL OFFICE	100 W	FLX	30 FT	0.0
L2	○	7	GENERAL OFFICE	200 W	FLX	40 FT	0.0
L3	○	6	GENERAL OFFICE	200 W	FLX	30 FT	0.0
L4	○	8	GENERAL OFFICE	200 W	FLX	30 FT	0.0
L5	○	4	GENERAL OFFICE	200 W	FLX	30 FT	0.0
L6	■	12	GENERAL OFFICE	100 W	WALL	30 FT	0.0

Development Plans & Preliminary Plat
21-0225
Genesis 60 Ac. Industrial
Kansas City, Platte County, Missouri

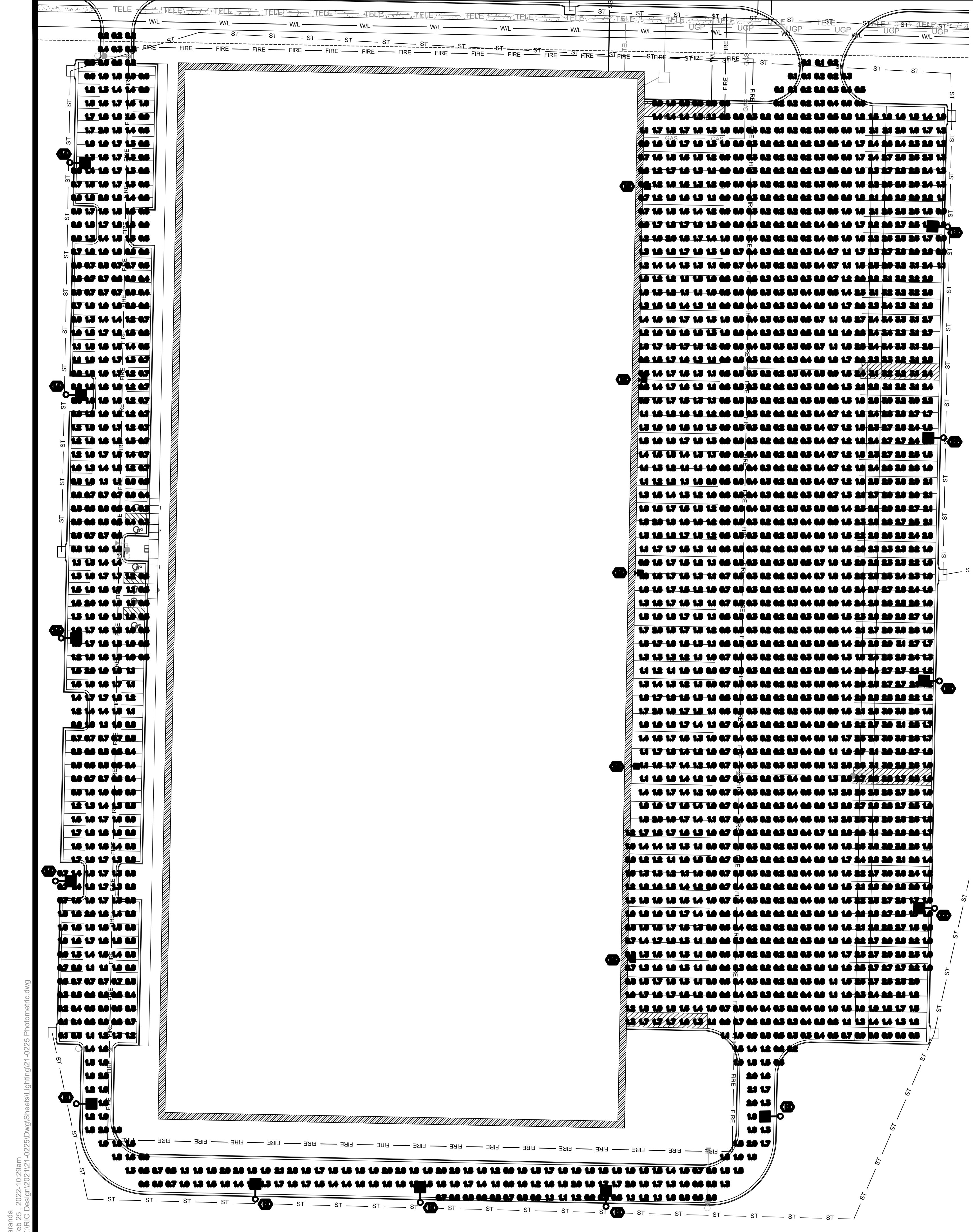
North West Lot

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.ri-c.com
816-800-0950
www.ri-c.com
MO Certificate of Authority: E-2010039360

Sheet
E01



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELS	1.58
MAXIMUM FOOT-CANDELS	3.4
MINIMUM FOOT-CANDELS	0.1
MAXIMUM TO MINIMUM FC RATIO	38.00
AVERAGE TO MINIMUM FC RATIO	10.00

- #### FEATURES
- Low profile LED anamorphic luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Area and flood optics available for maximum versatility
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
 - Best in class surge protection



CONTROL TECHNOLOGY
 SiteSync™ NX DISTRIBUTED INTELLIGENCE™ wisCAP™

SPECIFICATIONS

- ##### CONSTRUCTION
- Recessed form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
 - Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- ##### OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 540 or 720 midpower LEDs
 - 3000K, 4000K or 5000K (70 CRI) CCT
 - Zero uplight at 0 degrees of tilt
 - Field rotatable optics
- ##### INSTALLATION
- Standard square arm mount, compatible with E3 drill pattern
 - Knuckle arm fixture option available for 2-3/8" OD lenses. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin optics)

- ##### ELECTRICAL (CONTINUED)
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
- ##### CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - 7-pin ANSI C36.41-2013 photocentral receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
 - SiteSync™ wireless control system is available via 7-pin. See ordering information and details at: www.hubbelling.com/sitesync
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
 - wisCAP™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

- ##### CERTIFICATIONS
- Listed to UL1958 and CSA C22.2#250-0-24 for wet locations and 40°C ambient temperatures
 - Fixture is IP66 rated
 - Meets IESNA recommendations using 3K CCT configuration at 0 degrees of tilt
 - DLC™ (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- ##### WARRANTY
- 5 year limited warranty
 - See H-1 Standard Warranty for additional information

KEY DATA	
Lumen Range	35,000-80,000
Wattage Range	230-575
Efficacy Range (LPW)	117-151
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	35 (15.9)

RATIO Wall

RWL/RWL2 LED WALLPACK

- #### FEATURES
- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-pin with networked controls
 - Battery Backup options available for emergency code compliance
 - Quick-mount adapter allows easy installation/maintenance
 - 347V and 480V versions for industrial applications and Canada
 - Stock versions available in 3500m and 5500m configurations at 4000K



CONTROL TECHNOLOGY
 SiteSync™ NX DISTRIBUTED INTELLIGENCE™ wisCAP™

SPECIFICATIONS

- ##### CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
 - Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- ##### OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 48 or 160 midpower LEDs
 - 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
 - Zero uplight distributions
 - LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.
- ##### INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
 - Designed for direct J-box mount
 - Integral back box contains 1/2" conduit hubs
 - Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

- ##### ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
 - Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
 - Driver RoHS and IP66
 - Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
 - Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- ##### CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - Button photocontrol is suitable for 120-277V operation
 - 7-pin ANSI C36.41-2013 photocentral receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
 - Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
 - Battery Backup suitable for operating temperatures -25°C to 40°C

- ##### CERTIFICATIONS
- Listed to UL1958 and CSA C22.2#250-0-24 for wet locations
 - IP65 rated housing
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
 - DLC™ (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- ##### WARRANTY
- 5 year limited warranty
 - See H-1 Standard Warranty for additional information

KEY DATA	
Lumen Range	1,300-18,800
Wattage Range	10-155
Efficacy Range (LPW)	119-148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)



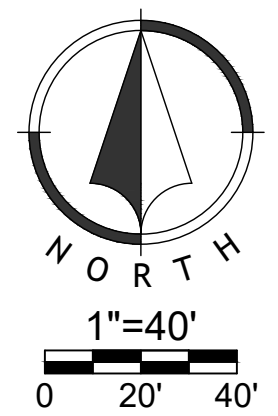
Development Plans & Preliminary Plat
 21-0225
 Genesis 60 Ac. Industrial
 Kansas City, Platte County, Missouri

South West Lot

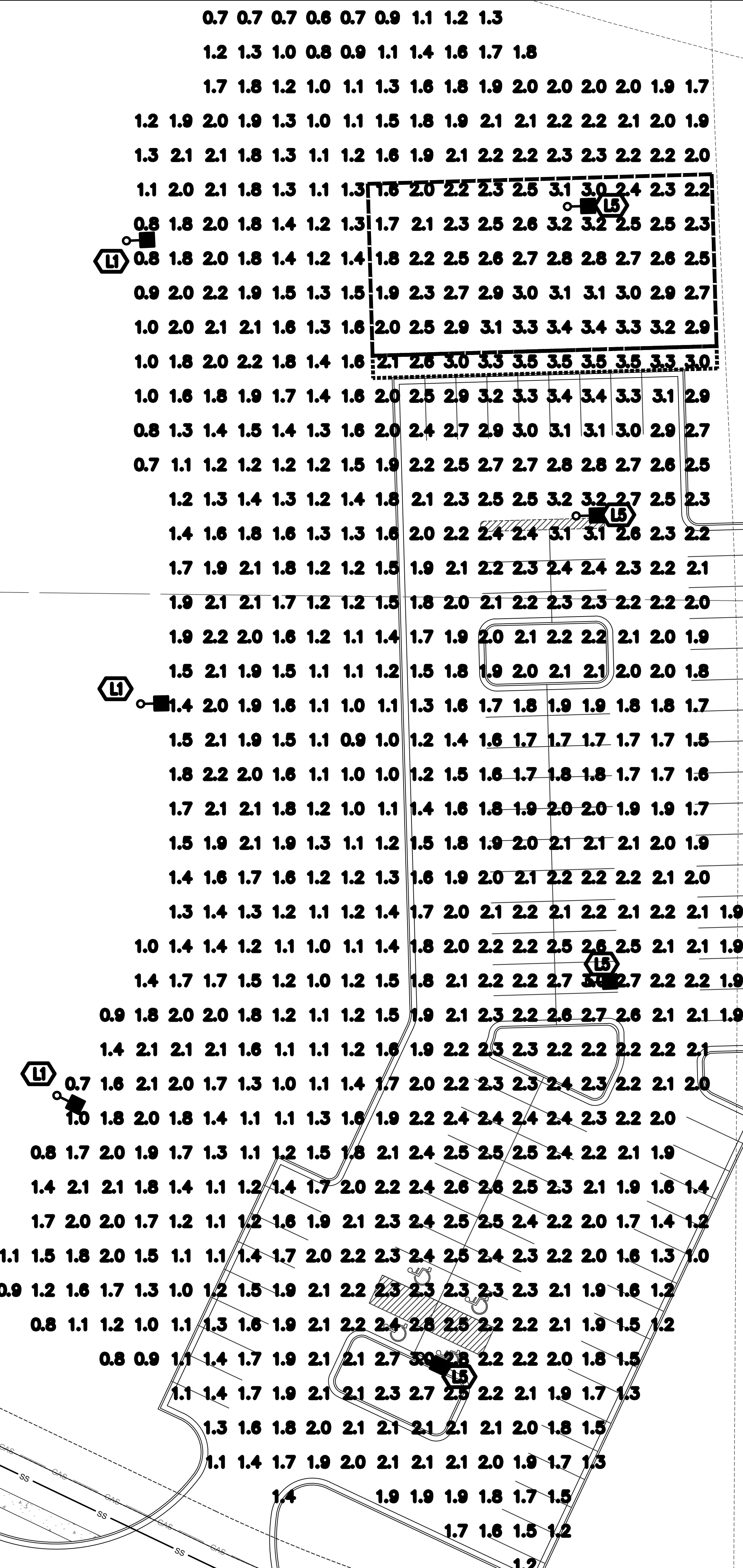
NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

Renaissance Infrastructure Consulting
 400 E 17th STREET
 KANSAS CITY, MISSOURI 64108
 www.RIC-CONSULT.COM
 816.800.0950
 MO Certificate of Authority: E-2011043830



Baranda Feb 25, 2022-10:28am
 Z:\R\C\Design\2021\21-0225\DWG\Sheets\Lighting\21-0225_Photometric.dwg



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELS	1.98
MAXIMUM FOOT-CANDELS	3.5
MINIMUM FOOT-CANDELS	0.6
MAXIMUM TO MINIMUM FC RATIO	5.82
AVERAGE TO MINIMUM FC RATIO	2.93

- #### FEATURES
- Low profile LED area/line luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Area and flood optics available for maximum versatility
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
 - Best in class surge protection



CONTROL TECHNOLOGY
SiteSignix NX DISTRIBUTED INTELLIGENCE wiSCAPE™

- #### SPECIFICATIONS
- ##### CONSTRUCTION
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
 - Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- ##### OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 540 or 720 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI) CCT
 - Zero uplight at 0 degrees of tilt
 - Field rotatable optics
- ##### INSTALLATION
- Standard square arm mount, compatible with B3 drill pattern
 - Knockout arm filler option available for 2-3/8" OD holes. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)
- ##### ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
 - Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90% power factor and less than 20% THD



- #### CERTIFICATIONS
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
 - Fixture is IP66 rated
 - Meets IESNA recommendations using 3K CCT configuration at 0 degrees of tilt
 - DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- #### WARRANTY
- 5 year limited warranty
 - See [H.I. Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	35,000-80,000
Wattage Range	230-575
Efficacy Range (LPW)	107-151
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	35 (15.9)

RATIO Wall

RWL1RWL2 LED WALLPACK

- #### FEATURES
- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-pin with networked controls
 - Battery Backup options available for emergency code compliance
 - Quick-mount adapter allows easy installation/maintenance
 - 347V and 480V versions for industrial applications and Canada
 - Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY
SiteSignix NX DISTRIBUTED INTELLIGENCE wiSCAPE™

- #### SPECIFICATIONS
- ##### CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
 - Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.
- ##### OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 48 or 160 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
 - Zero uplight distributions
 - LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.
- ##### INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
 - Designed for direct box mount.
 - Integral back box contains 1/2" conduit hubs
 - Integral back box standard with Dual Drive, Dual Power Feed, NX, wiSCAPE and battery versions (battery versions for RWL1 only)
- ##### ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
 - 347V and 480V dimmable driver option for all wattages above 35W

- #### ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
 - Driver RoHS and IP66
 - Field replaceable surge protection device provides 20KA protection meeting ANSI IEEE C62.41.2 Category C, High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
 - Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.
- #### CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
 - wiSCAPE™ available with in future wireless control module, features dimming and occupancy sensor via 7-pin

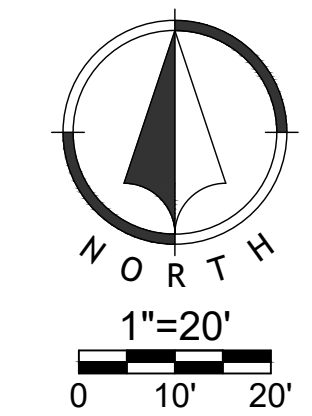
- #### CERTIFICATIONS
- Listed to UL1598 and CSAC22.2 #250.0-24 for wet locations
 - IP65 rated housing
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
 - DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- #### WARRANTY
- 5 year limited warranty
 - See [H.I. Standard Warranty](#) for additional information

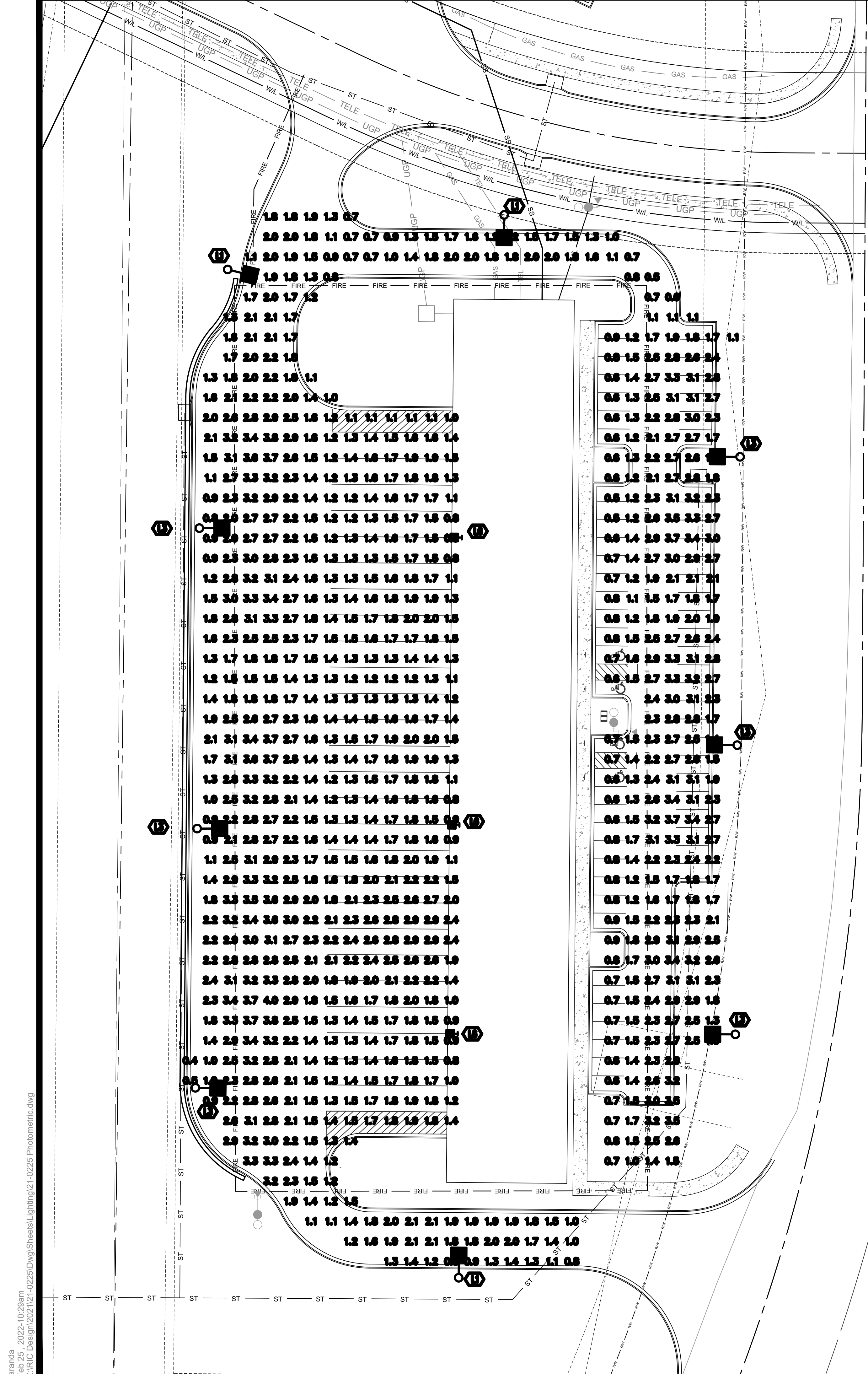
KEY DATA	
Lumen Range	1,300-18,800
Wattage Range	10-155
Efficacy Range (LPW)	119-148
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

NO.	DATE	REVISION
2.	01/13/2022	Per City Comments
1.	11/12/2021	Original Submittal

DRAWN BY: BDG
CHECKED BY: CK

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816-800-0950
www.rii-consulting.com
E-201003930
MO Certificate of Authority





GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELS	1.91
MAXIMUM FOOT-CANDELS	4.0
MINIMUM FOOT-CANDELS	0.4
MAXIMUM TO MINIMUM FC RATIO	9.09
AVERAGE TO MINIMUM FC RATIO	4.37

- FEATURES**
- Low profile LED anodized luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Area and flood optics available for maximum versatility
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
 - Best in class surge protection



CONTROL TECHNOLOGY
 SiteSign™ NX DISTRIBUTED INTELLIGENCE wiSCAPE™

- SPECIFICATIONS**
- CONSTRUCTION**
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
 - Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- OPTICS**
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 540 or 720 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI) CCT
 - Zero uplight at 0 degrees of tilt
 - Field rotatable optics
- INSTALLATION**
- Standard square arm mount, compatible with B3 drill pattern
 - Knuckle arm filter option available for 2-3/8" OD lenses. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)
- ELECTRICAL**
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
 - Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90% power factor and less than 20% THD



- ELECTRICAL (CONTINUED)**
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
 - Field replaceable surge protection device provides 20KA protection meeting ANSI IEEE C62.41.2 Category C, High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
- CONTROLS**
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
 - SiteSync™ wireless control system is available via 7-pin. See ordering information and details at: www.hubbellighting.com/sitesync
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
 - wiSCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

- CERTIFICATIONS**
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
 - Fixture is IP66 rated
 - Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
 - DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- WARRANTY**
- 5 year limited warranty
 - See [H.I. Standard Warranty](#) for additional information

KEY DATA

Lumen Range	35,000-80,000
Wattage Range	230-575
Efficacy Range (LPW)	107-151
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	35 (15.9)

RATIO Wall
 RWL1/RWL2 LED WALLPACK

- FEATURES**
- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
 - Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
 - Visual comfort standard
 - Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE™ and 7-pin with networked controls
 - Battery Backup options available for emergency code compliance
 - Quick-mount adapter allows easy installation/maintenance
 - 347V and 480V versions for industrial applications and Canada
 - Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY
 SiteSign™ NX DISTRIBUTED INTELLIGENCE wiSCAPE™

- SPECIFICATIONS**
- CONSTRUCTION**
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
 - Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray ratings
- OPTICS**
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
 - 48 or 160 mipspower LEDs
 - 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
 - Zero uplight distributions
 - LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.
- INSTALLATION**
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
 - Designed for direct job mount
 - Integral back box contains 1/2" conduit hubs
 - Integral back box standard with Dual Drive, Dual Power Feed, NX, WiSCAPE and battery versions (battery versions for RWL1 only)
- ELECTRICAL**
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
 - 347V and 480V dimmable driver option for all wattages above 35W



- ELECTRICAL (CONTINUED)**
- Ambient operating temperature -40°C to 40°C
 - Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
 - Driver RHHS and IP66
 - Field replaceable surge protection device provides 20KA protection meeting ANSI IEEE C62.41.2 Category C, High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
 - Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.
- CONTROLS**
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
 - Button photocontrol is suitable for I20-277V operation
 - 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
 - NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
 - wiSCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
 - Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
 - Battery Backup suitable for operating temperatures -25°C to 40°C

- CERTIFICATIONS**
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations
 - IP65 rated housing
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- WARRANTY**
- 5 year limited warranty
 - See [H.I. Standard Warranty](#) for additional information

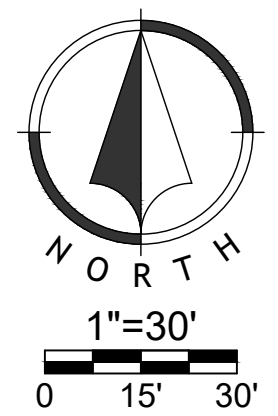
KEY DATA

Lumen Range	1,300-18,800
Wattage Range	10-155
Efficacy Range (LPW)	119-148
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

NO.	DATE	REVISION
2	01/13/2022	Per City Comments
1	11/12/2021	Original Submittal

DRAWN BY: BDG
 CHECKED BY: CK

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.ric-consult.com
 E-201003930



Baranda Feb 25, 2022-10:28am Z:\RIC\Design\2021\21-0225\Drawings\Lighting\21-0225 Photometric.dwg