

DESIGN & SITE PLAN REVIEW & SIGNAGE SPECIAL PERMIT

PURSUANT TO SECTION 7.3 & 7.4 OF THE CITY OF BELMONT ZONING BY-LAW

FOR



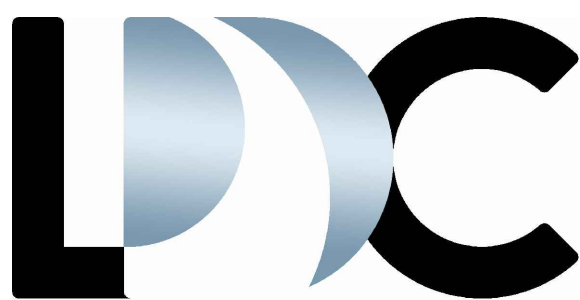
CITYSIDE SUBARU

774A, 778, 782, 790 Pleasant Street, Belmont, MA 02478

DATE
July 12, 2021

PROJECT TEAM

Site Planning | Landscape Architecture



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Empire Management
Corporation
171 Great Road
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GENERAL NOTES:

1. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND IS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO SUBMIT A NOTICE OF INTENT WITH THE ADE AND SECURE AND COMPLY WITH THE CGS IN ACCORDANCE WITH THE NPDES REGULATIONS.
2. A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99.00 MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
4. THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
5. ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
8. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS OR WETLAND RESOURCES.
9. ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
10. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
12. ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
2. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FLOES, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LOADED WATERS FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
6. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.
7. MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING THE DURATION OF CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT. EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.
9. AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINTS OF CONSTRUCTION ACCESS AND EGRESS TO PUBLIC RIGHTS-OF-WAY FOR THE DURATION OF CONSTRUCTION.
10. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEPED AND CLEANED AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION.
12. ALL TOPSOIL WITHIN THE LIMITS OF THE EXCAVATED AREAS SHALL BE STRIPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE AND SEGREGATED FROM SUBSURFACE SOIL MATERIAL. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY THE PROJECT ENGINEER.
13. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
14. SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
15. WITHIN THE LIMIT OF WORK TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR TO START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
16. SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SILTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. SILTATION AND SEDIMENTATION BASINS SHALL BE CONSTRUCTION TO RECEIVE DISCHARGE FROM SILTATION AND SEDIMENTATION PONDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-DRAINING SOIL FILL MATERIAL PLACED FROM PARENT MATERIAL UP TO SUBGRADE. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED.
17. EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION AND SHALL BE LOADED, SEEDED AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
18. CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED AND DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
19. ALL DISTURBED AREAS SHALL BE LOADED AND SEED OR MULCHED AS SOON AS PRACTICABLE.

CONSTRUCTION SEQUENCING NOTES:

1. INSTALL CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING (WORK AREA).
4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATION AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
6. CLEAR AND GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH.
7. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES.
8. ROUGH GRADE PAVED AREAS.
9. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
10. ESTABLISH STOCKPILE AREA AND SURROUND WITH EROSION CONTROL BARRIER. AVOID STOCKPILING IN VALLEYS OR LOW-LYING AREA WHERE SUSCEPTIBLE TO EROSION.
11. MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES, TEMPORARY DIVERSION SWALES AND TEMPORARY SEDIMENTATION BASINS THROUGHOUT DURATION OF CONSTRUCTION. REMOVE SEDIMENT IN TEMPORARY BASIN(S) WHEN ACCUMULATED TO A DEPTH OF TWELVE (12) INCHES.
12. SEDIMENTATION BASINS TO REMAIN DURING EARTH-WORK OPERATIONS. ALL SEDIMENT SHALL BE REMOVED FROM BASINS AND BOTTOM OF BASINS EXCAVATED TO FINAL BOTTOM ELEVATION FOLLOWING STABILIZATION OF DISTURBED AREAS.
13. EROSION AND SEDIMENT CONTROL IS SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS, CONSTRAINTS, AND OTHER UNFORESEEN FACTORS.

LAYOUT AND MATERIAL NOTES:

1. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
5. EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. SYMBOLS OR LOCATION FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR PROPORTIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
7. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONTAINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 103-386, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL MEET THE THE SPECIFICATIONS AND GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL SIZE, HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
3. FINAL QUANTITIES FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLANS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL REPORT AND DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH PLANT MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS.
7. ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES.
8. ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
9. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT.
10. THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL AS SHOWN ON THE PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
11. PROVIDE A 3" DEPTH OF MULCH AS SHOWN ON THE PLANTING DETAILS UNDER AND AROUND ALL PLANT MATERIAL AND IN ALL PLANT BEDS AND LANDSCAPE ISLANDS. MULCH SHALL BE CLEAN, SHREDED, PINE BARK MULCH UNLESS OTHERWISE SPECIFIED. PRIOR TO SPREADING MULCH, APPLY A WEED-EREGEMENT SUCH AS "PREN" OR APPROVED EQUIV. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS.
12. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6"-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING.
13. LAWN AND DISTURBED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SPECIFIED SEED MIX UNLESS OTHERWISE NOTED. AREAS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL AND LAWN AREAS UNTIL DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. WATERING SHALL BE PROVIDED DURING THE FIRST GROWING SEASON WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
15. IF AN IRRIGATION SYSTEM IS PROVIDED THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES
NOTIFICATION BY EXCAVATORS OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE COMMONWEALTH.

ABBREVIATIONS


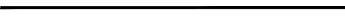





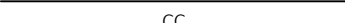
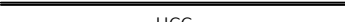


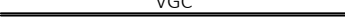
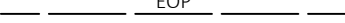


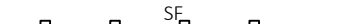

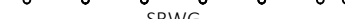

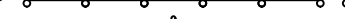
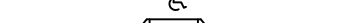
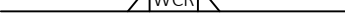
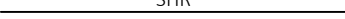
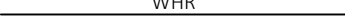






ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
CONCRETE	CONC.
DIAMETER	DIA.
FOUND	FND
LINEAR FEET	L.F.
MAINTAIN AND PROTECT	M&P
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N / F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R

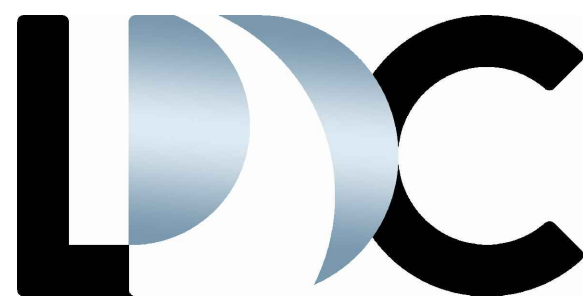
LEGEND

ENVIRONMENTAL

100' FLOOD ZONE	_____	100' WBZ
100' WETLAND BUFFER ZONE	_____	
200' RIVERFRONT AREA	_____	
APPROX. BOUNDARY BORDERING VEGETATED WETLAND	_____	BBW
APPROX. BOUNDARY VEGETATED WETLAND	_____	ABBW
EROSION CONTROL BARRIER	-----	ECB
STREAM - INTERMITTENT	_____	FLOW
STREAM - PERENNIAL	_____	FLOW
WATER BODY	_____	...

MATERIALS

BOLLARD POST	
BUILDING	
BUILDING - DOOR	
BUILDING - GARAGE DOOR	
BUILDING - OVERHANG	
CAPE COD BERM	
CURB - BITUMINOUS CONCRETE	
CURB - CONCRETE	
CURB - HAUNCHED	
CURB - SLOPED GRANITE	
CURB - VERTICAL GRANITE	
EDGE OF PAVEMENT	
FENCE - CHAIN LINK	
FENCE - POST & RAIL	
FENCE - STOCKADE	
GUARDRAIL - STEEL	
GUARDRAIL - STEEL BACK WOODEN	
GUARDRAIL - WOODEN	
HANDICAP ACCESSIBLE PARKING SPACE	
HANDICAP ACCESSIBLE RAMP	
HANDRAIL - STEEL	
HANDRAIL - WOODEN	
LIGHTPOLE	
RIPRAP	
SIGN	
WALL - CONCRETE	
WALL - HEAD	
WALL - RAILROAD TIE	
WALL - STONE	
WALL - WING	



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Project Title:

Cityside Subaru
740A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

Sheet Title:

GENERAL NOTES AND LEGEND

Town Permits

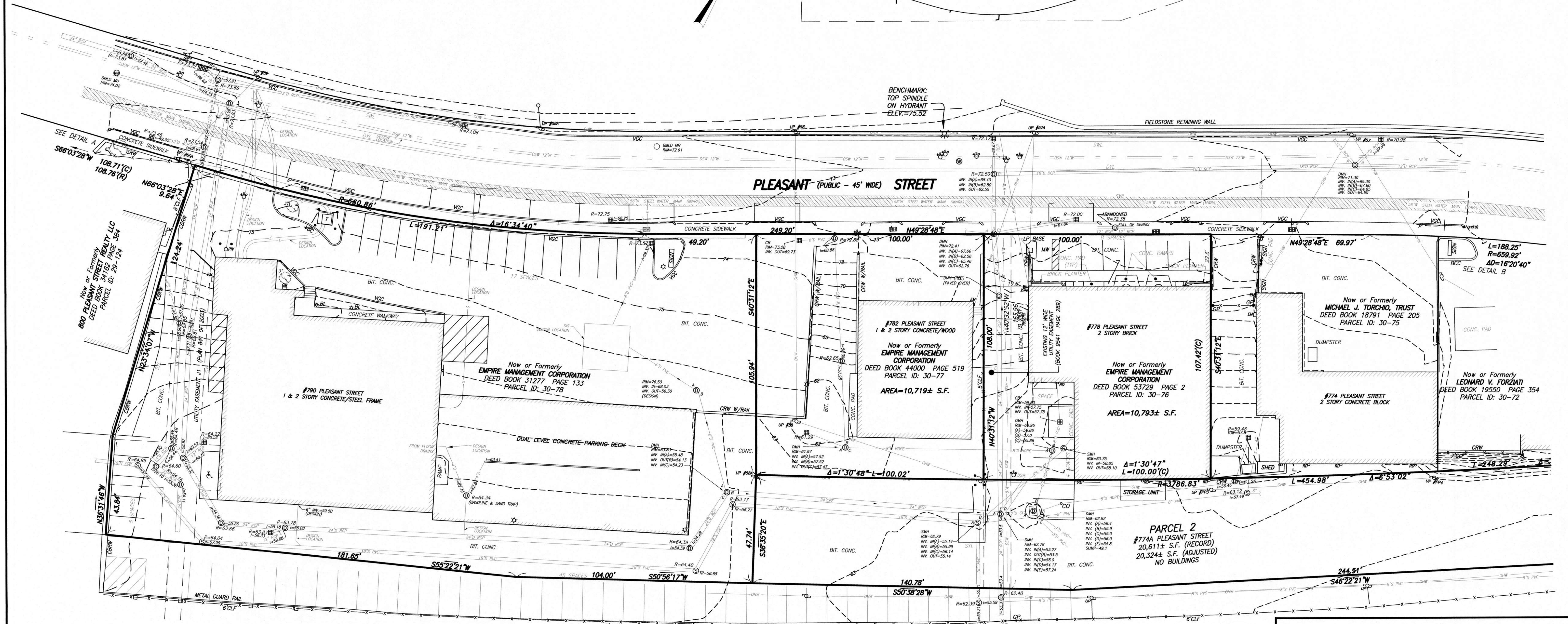
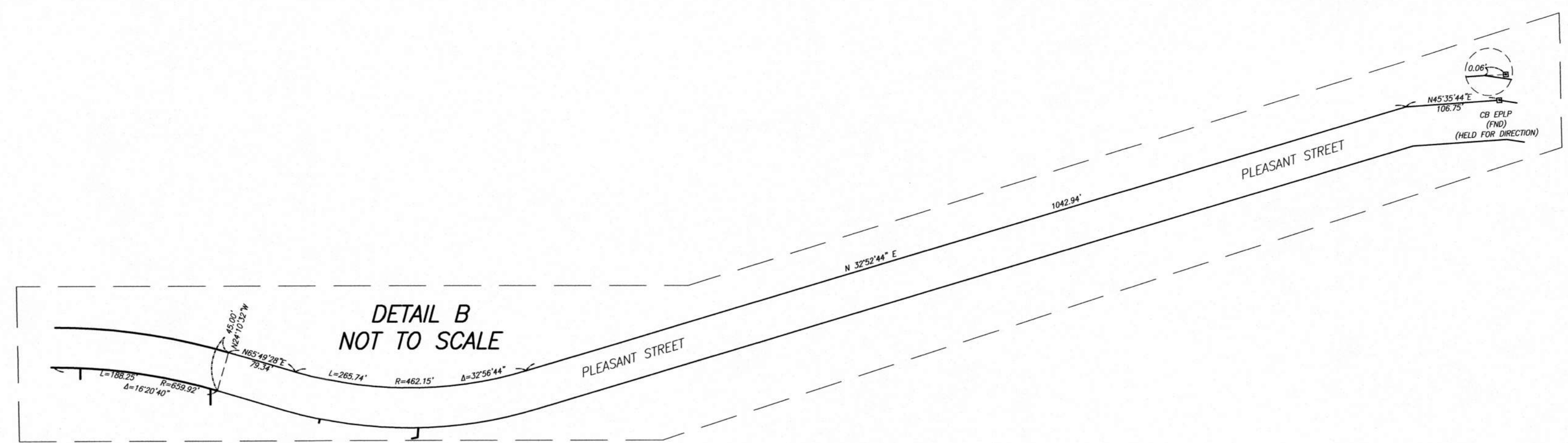
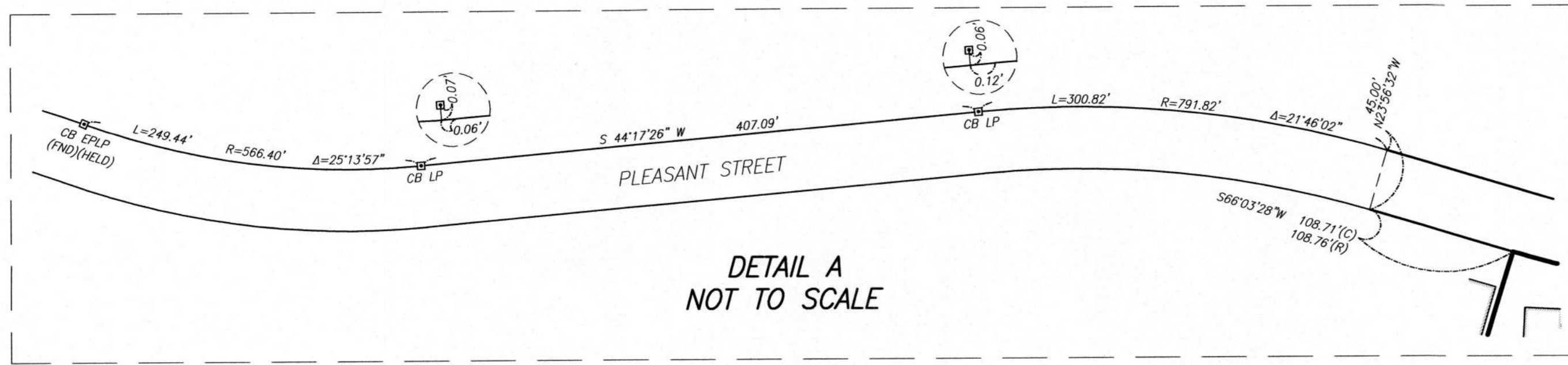


No:	Date:	Revision Issue:
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Drawn By: JTA	Checked By: JTA
Date: 07/12/2021	Project No.: 20-0007

Sheet No.:

C-001



- LEGEND**
- SEWER MANHOLE
 - DRAIN MANHOLE
 - WATER MANHOLE
 - MANHOLE
 - HYDRANT
 - WATER SHUT OFF/WATER GATE
 - GAS SHUT OFF/GAS GATE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC HANDHOLE
 - BOLLARD
 - SIGN
 - CLEAN OUT
 - POST INDICATOR VALVE
 - ROOF DRAIN
 - BOUND
 - CONCRETE BOUND
 - ESCUTCHEON PIN IN LEAD
 - UTILITY POLE W/ LIGHT
 - GAS METER
 - ELECTRIC METER
 - DECIDUOUS TREE
 - LIGHT POLE
 - BIT. CONC. BERM
 - BITUMINOUS
 - CONCRETE BLOCK RETAINING WALL
 - CONCRETE RETAINING WALL
 - CALCULATED
 - DOUBLE YELLOW LINE
 - GARAGE DOOR
 - DELTA ANGLE
 - ENTRANCE
 - FOUND
 - INVERT ELEVATION
 - ARC LENGTH
 - LOADING DOCK
 - RADIUS OR RIM ELEVATION
 - RECORD
 - SINGLE WHITE LINE
 - STONE RETAINING WALL
 - S.F.
 - TEMPORARY BENCH MARK
 - CENTERLINE OF TROUGH
 - TYPICAL
 - VERTICAL GRANITE CURB
 - DRAIN
 - ELECTRIC
 - GAS
 - OVERHEAD WIRES
 - SEWER
 - WATER
 - POLYVINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - METAL FENCE
 - DIGSAFE WATER

NOTES:

- THIS PLAN WAS CREATED BY ADOPTING A SURVEY PERFORMED BY WATERMAN DESIGN ASSOCIATES (WDA) AND PROVIDED BY THE CLIENT. BRENNAN CONSULTING SPOT CHECKED UTILITY LOCATIONS BY RESEARCH AND FIELD SURVEY, AND PERFORMED A PROPERTY LINE SURVEY. THE WDA SURVEY PROVIDED PLANIMETRICS, TOPOGRAPHY AND THE REMAINING UTILITY LOCATIONS.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

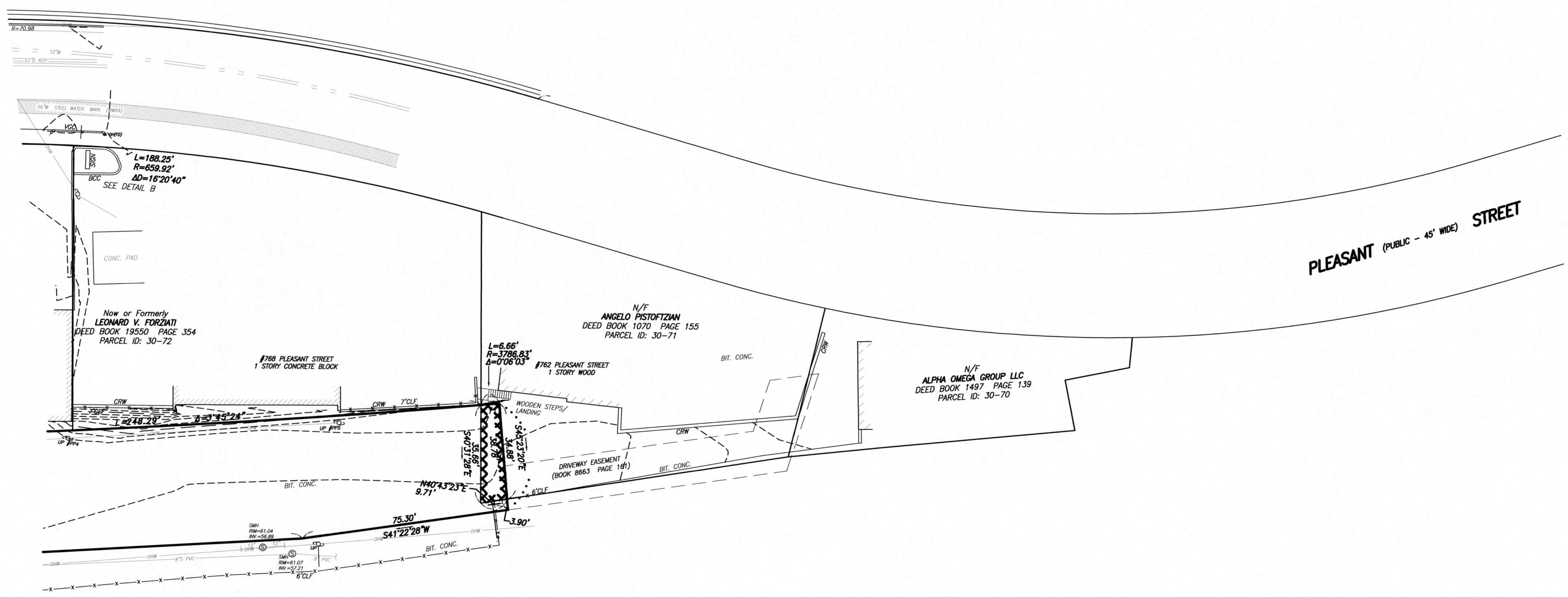
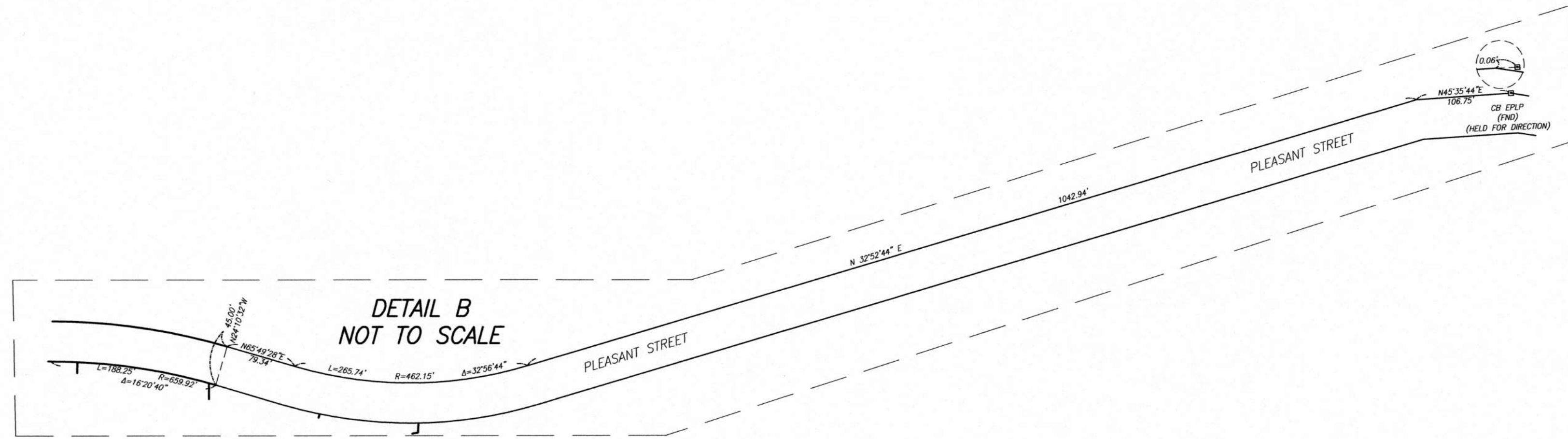
EXISTING CONDITIONS PLAN OF LAND
778-782-790 PLEASANT STREET
BELMONT, MASSACHUSETTS
MIDDLESEX COUNTY

PREPARED FOR
EMPIRE MANAGEMENT CORPORATION
SCALE: 1" = 20' DATE: JULY 23, 2020

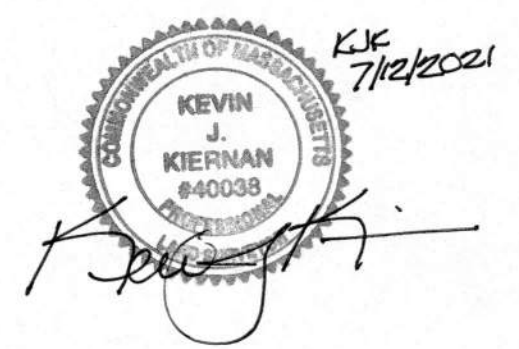
Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

RESEARCH: BT	COMP:	CADD: TMT	JOB NO. 20012-1
FIELD CHIEF: JA	APPROVED:	PM: BT	SHEET NO. 1 OF 2

FILE: P:\20012-1 Cityside Subaru, Belmont Survey, EMG\Survey\Drawg\Submitted to Client\20012-1



- LEGEND**
- | | | |
|-----------------------------------|---------------------------------------|------------------------------------|
| ○ SEWER MANHOLE | * UTILITY POLE W/ LIGHT | SWL SINGLE WHITE LINE |
| ○ DRAIN MANHOLE | □ GAS METER | SRW STONE RETAINING WALL |
| ○ WATER MANHOLE | □ ELECTRIC METER | S.F. SQUARE FEET |
| ○ MANHOLE | ○ DECIDUOUS TREE | TBM TEMPORARY BENCH MARK |
| ○ HYDRANT | ○ LIGHT POLE | TR CENTERLINE OF TROUGH |
| ○ WATER SHUT OFF/WATER GATE | ○ BIT. CONC. BERM | TYP TYPICAL |
| ○ GAS SHUT OFF/GAS GATE | ○ BITUMINOUS | VGC VERTICAL GRANITE CURB |
| ○ CATCH BASIN | ○ CONCRETE BLOCK RETAINING WALL | D DRAIN |
| ○ UTILITY POLE | ○ CONCRETE RETAINING WALL | E ELECTRIC |
| ○ LIGHT POLE | ○ CALCULATED | G GAS |
| ○ ELECTRIC HANDHOLE | ○ DOUBLE YELLOW LINE | OHW OVERHEAD WIRES |
| ○ BOLLARD | ○ GARAGE DOOR | S SEWER |
| ○ SIGN | ○ DELTA ANGLE | W WATER |
| ○ CLEAN OUT | ○ ENTRANCE | PVC POLYVINYL CHLORIDE |
| ○ POST INDICATOR VALVE | ○ FOUND | RCP REINFORCED CONCRETE PIPE |
| ○ ROOF DRAIN | ○ INVERT ELEVATION | X METAL FENCE |
| ○ BOUND | ○ ARC LENGTH | DSW DIGSAFE WATER |
| ○ CONCRETE BOUND | ○ LOADING DOCK | |
| ○ ESCUTCHEON PIN IN LEAD | ○ RADIUS OR RIM ELEVATION | |
| | ○ RECORD | |



EXISTING CONDITIONS PLAN OF LAND
778-782-790 PLEASANT STREET
BELMONT, MASSACHUSETTS
MIDDLESEX COUNTY

PREPARED FOR
EMPIRE MANAGEMENT CORPORATION
SCALE: 1" = 20' DATE: JULY 23, 2020

Brennan Consulting
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RESEARCH: BT	COMP:	CADD: TMT	JOB NO. 20012-1
FIELD CHIEF: JA	APPROVED: PM: BT		SHEET NO. 2 OF 2

FILE: P:\20012-1 Cityside Subaru, Belmont Survey, EMG\Survey\Dwg\Submitted to Client\20012-1

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

ZONING SUMMARY TABLE

DISTRICT LBII - LOCAL BUSINESS II

	REQUIRED	EXISTING				PROPOSED
		790 PLEASANT STREET	782 PLEASANT STREET	778 PLEASANT STREET	7774A PARCEL 2	
MINIMUM LOT AREA	N/A	42,231± S.F.	10,719± S.F.	10,793± S.F.	20,611± S.F.	63,743± S.F. (LOTS 790, 782 & 778 COMBINED)**
MINIMUM FRONTAGE	20'	250.0'	100.0'	100.0'	0.0'	450.0'
FRONT YARD SETBACK	10'	30.4'	29.0'	22.6'	NO BUILDINGS	15.2'
SIDE YARD SETBACK (WEST)	0'	20.2'	44.3'	19.6'	NO BUILDINGS	25.0'
SIDE YARD SETBACK (EAST)	0'	137.4'	4.5'	0'	NO BUILDINGS	33.7'
REAR YARD SETBACK	20'	20.5'	17.9'; (41.5' TO PARCEL 2)	0.3 ENCROACHMENT; (45.4' TO PARCEL 2)	NO BUILDINGS	20.4'
MAXIMUM BUILDING HEIGHT (FEET)	32'	LESS THAN 32'	LESS THAN 32'	LESS THAN 32'	NO BUILDINGS	38' ****
MAXIMUM BUILDING HEIGHT (STORIES)	2 STORIES	2 STORIES	2 STORIES	2 STORIES	NO BUILDINGS	3 STORIES ****
MAXIMUM LOT COVERAGE	35%	35.4%* [37.6%*] ** FOR 790, 782 & 778 PLEASANT STREET LOTS COMBINED	28.3%	55.2%*	NO BUILDINGS	72.6% ****
MINIMUM OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO***	1.05	0.41 [0.53] ** FOR 790, 782 & 778 PLEASANT STREET LOTS COMBINED	0.43	1.10*	NO BUILDINGS	0.62

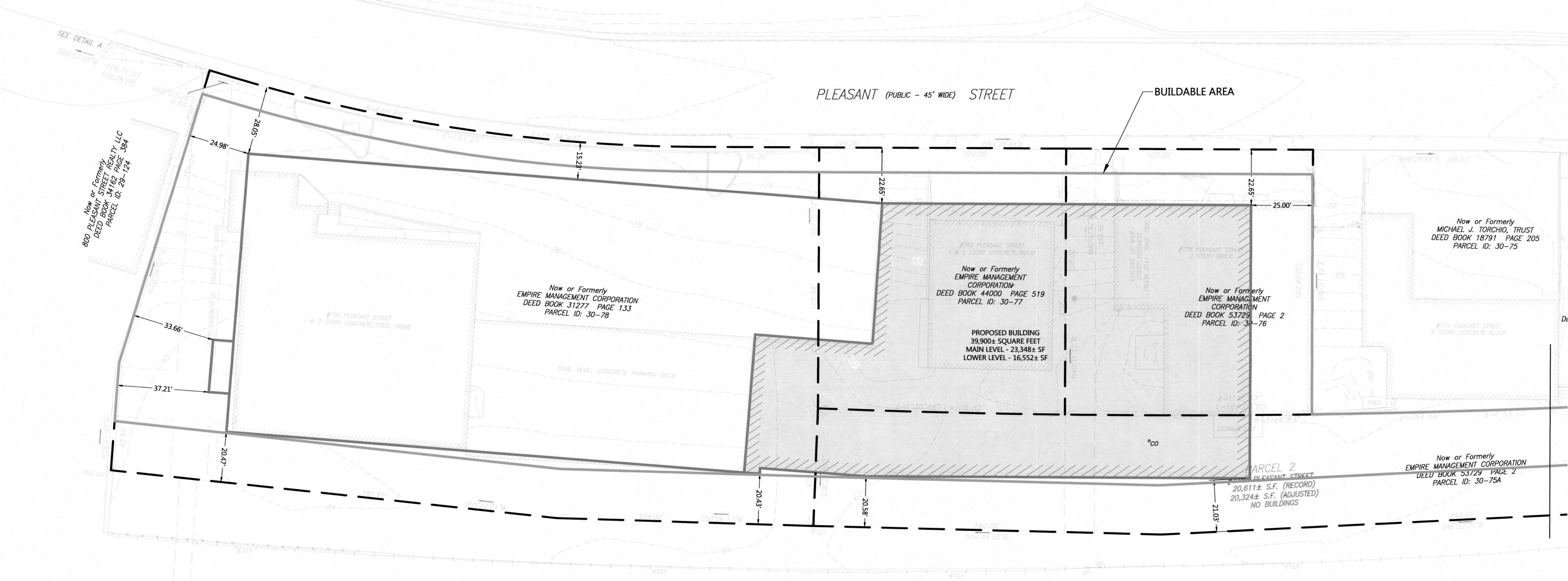
* PRE-EXISTING NONCONFORMING

** PARCEL 2 IS EXCLUDED FROM CALCULATION PER SECTION 1.4 OF THE TOWN OF BELMONT ZONING BY-LAW, LOT AREA DEFINITION... "IF THE DISTANCE BETWEEN ANY TWO POINTS ON LOT LINES IS LESS THAN 50 FEET, AS MEASURED IN A STRAIGHT LINE, THE SMALLER PORTION OF THE LOT AS DIVIDED BY THAT LINE SHALL NOT BE INCLUDED IN LOT AREA UNLESS THE TWO POINTS ARE SEPARATED BY LESS THAN 150 FEET MEASURED ALONG LOT LINES."

*** FLOOR AREA RATIO - ANY BUILDING AREA HAVING A FLOOR TO CEILING HEIGHT IN EXCESS OF 15 FEET SHALL BE COUNTED TWICE.

**** VARIANCE AND SPECIAL PERMIT GRANTED (CASE NO. 19-42)

REFER TO THE TOWN OF BELMONT ZONING BYLAW FOR ADDITIONAL REQUIREMENTS.



OWNER OF RECORD:

EMPIRE MANAGEMENT CORPORATION
171 GREAT ROAD
ACTON, MA 01720

ASSESSORS MAP REFERENCES:

MAP 30 PARCEL 78 (DEED BOOK 31277 PAGE 133)
MAP 30 PARCEL 77 (DEED BOOK 44000 PAGE 519)
MAP 30 PARCEL 76 (DEED BOOK 53729 PAGE 2)
MAP 30 PARCEL 75A (DEED BOOK 53729 PAGE 2)

DEED REFERENCES:

DEED BOOK 31277 PAGE 133 (MAP 30 PARCEL 78)
DEED BOOK 44000 PAGE 519 (MAP 30 PARCEL 77)
DEED BOOK 53729 PAGE 2 (MAP 30 PARCEL 76)
DEED BOOK 53729 PAGE 2 (MAP 30 PARCEL 75A)

PLAN REFERENCES:

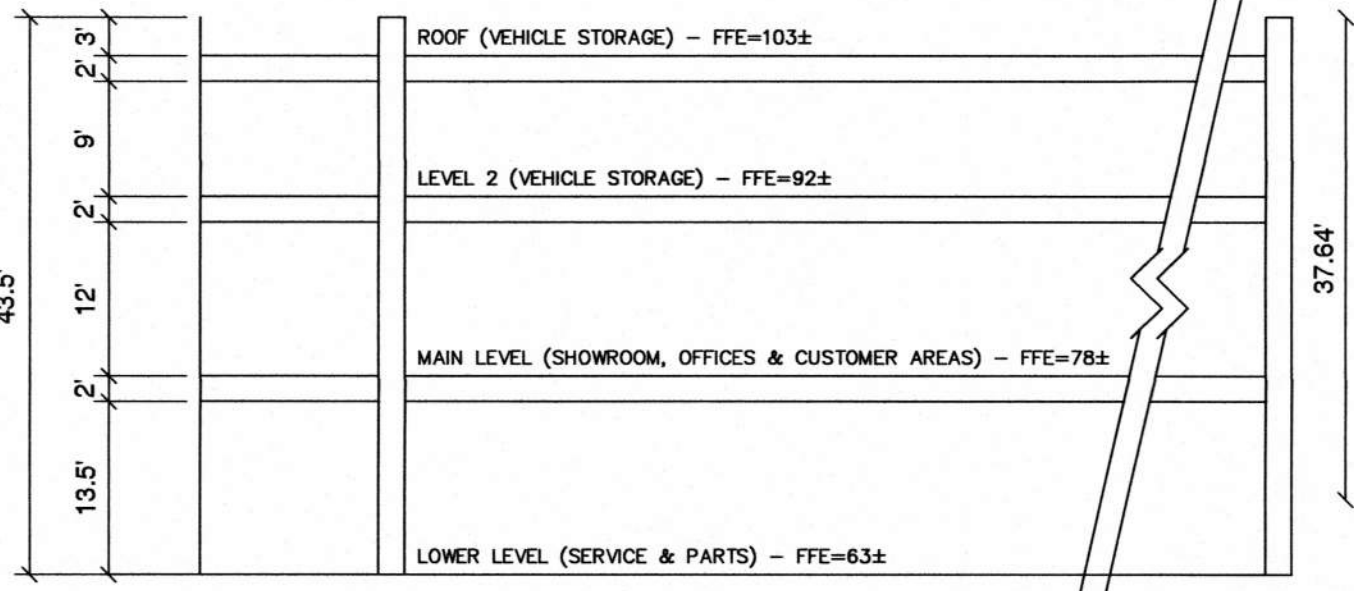
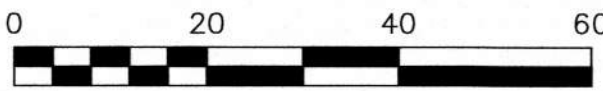
PLAN 418 OF 1952
PLAN 165 OF 1956
PLAN 128 OF 1960
PLAN 208 OF 1960
PLAN 641 OF 2003
1997 RECONSTRUCTION PLANS
OF PLEASANT STREET

FIRM CLASSIFICATION:

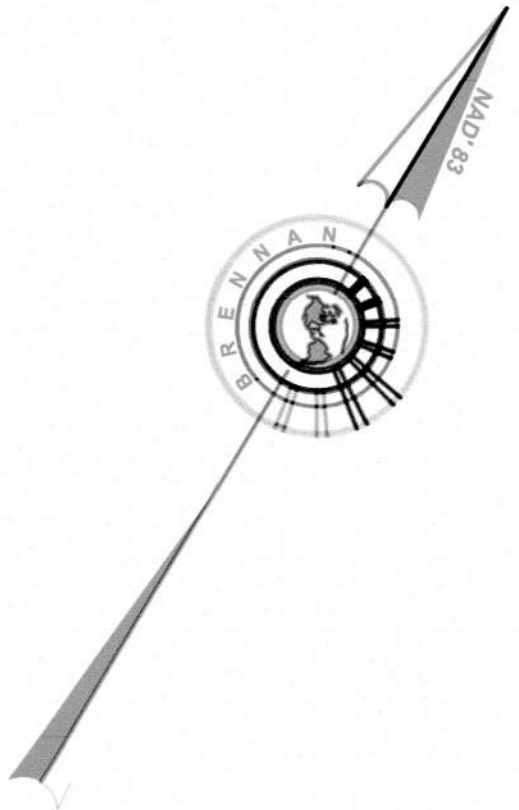
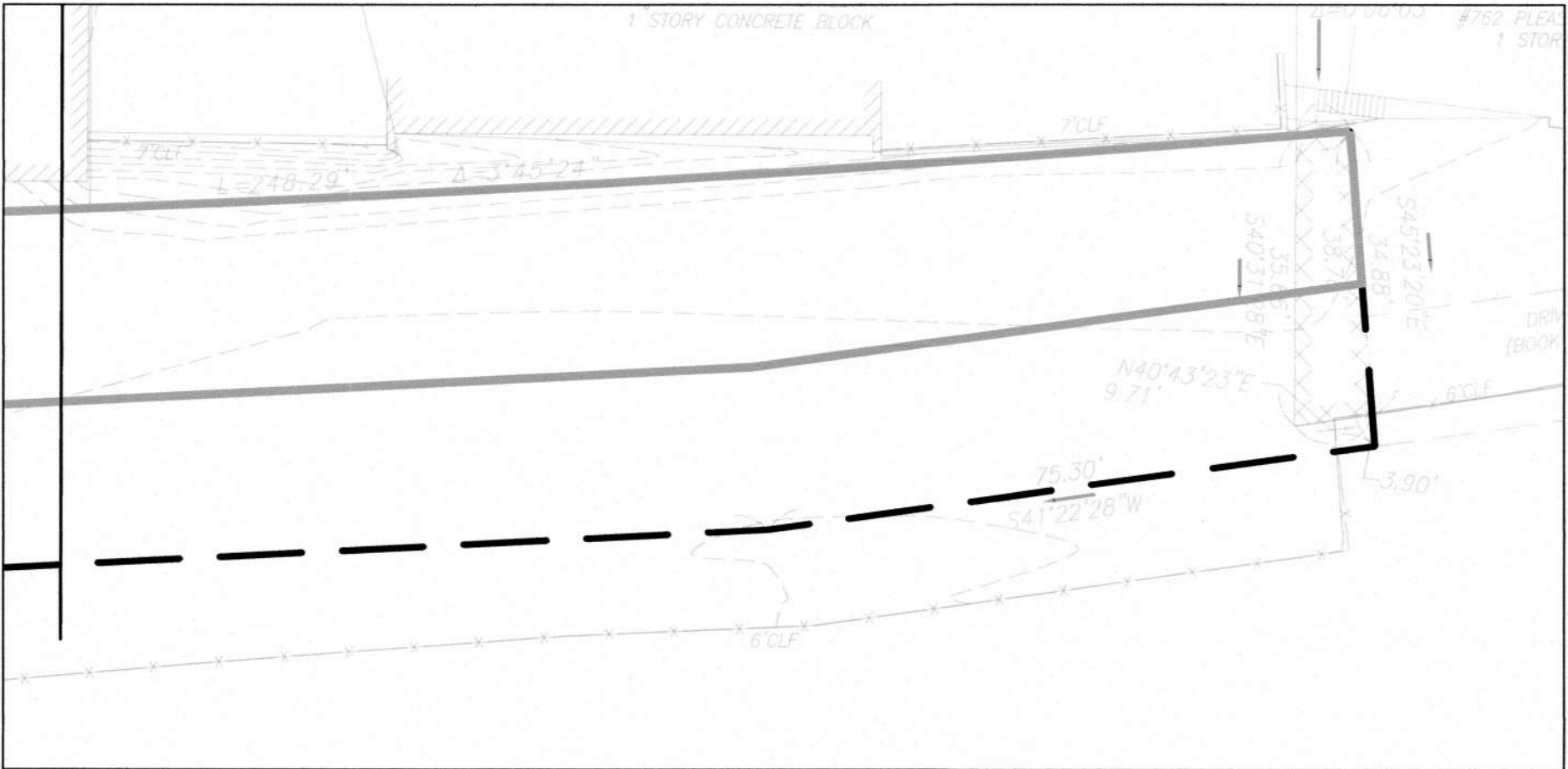
FLOOD INSURANCE RATE MAP
NUMBER 25017C0418E
EFFECTIVE JUNE 4, 2010

NOTES:

- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., IN JULY 2009, FIELD CHECKED AND UPDATED IN AUGUST, 2017. ELEVATIONS ARE BASED ON NAVD 1988.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HERON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HERON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF THE UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) DO NOT EXIST WITHIN THE LOCUS PARCELS AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 25017C0418E, MIDDLESEX COUNTY, EFFECTIVE JUNE 4, 2010.
- SEE CONCEPTUAL SITE PLANS C2.01-C2. DATED 10/02/19 FOR ADDITIONAL SITE PLAN AND BUILDING INFORMATION.



BUILDING SECTION EXHIBIT
BUILDING HEIGHT CALCULATION



CERTIFIED PLOT PLAN
LOCATED IN
740A - 790 PLEASANT STREET
BELMONT, MA

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING
24 MY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REV	NO.	DATE	DESCRIPTION	BY

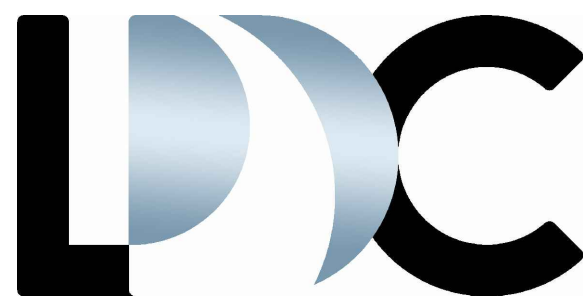
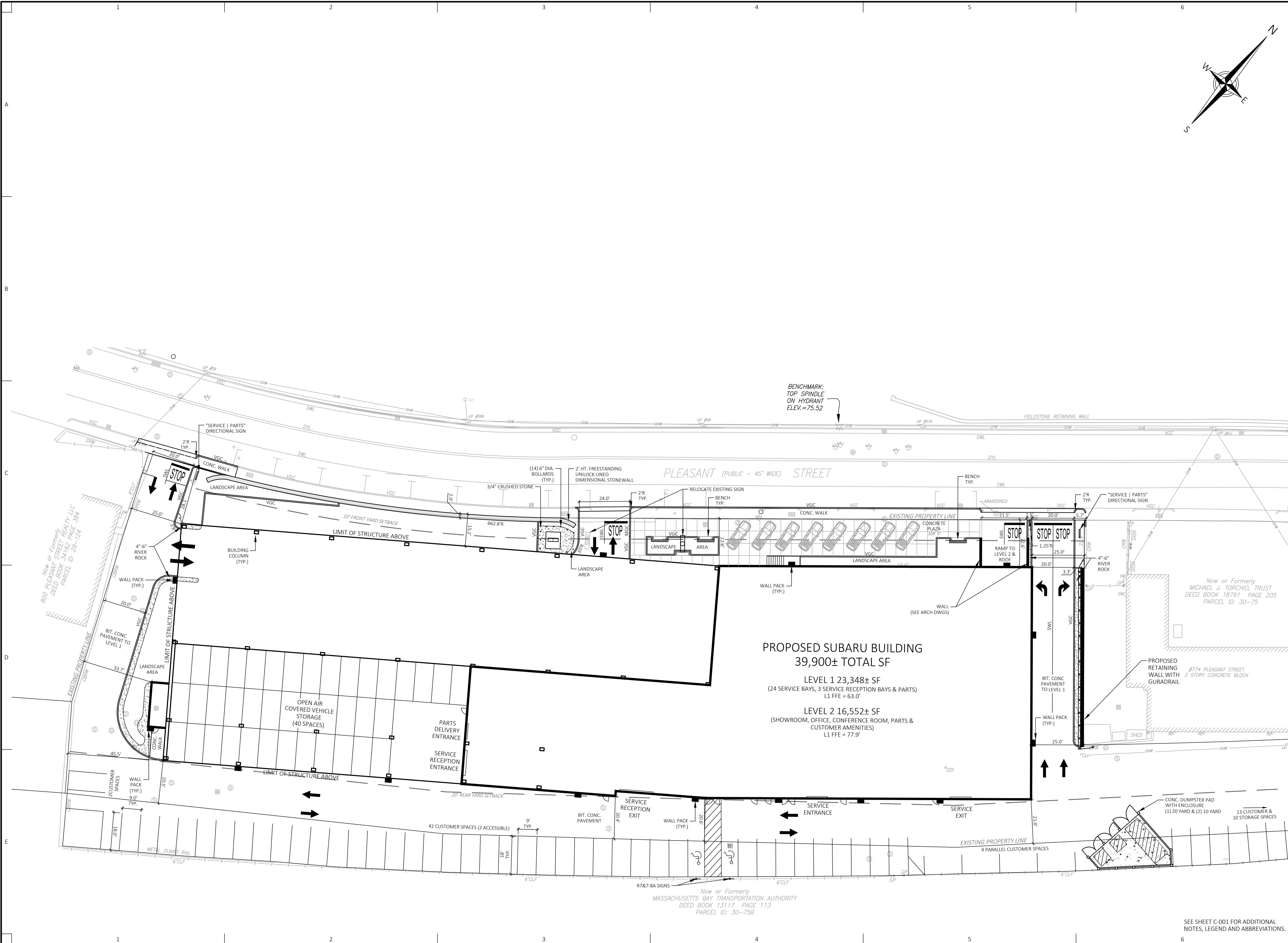
CHECKED BY: KJK
DRAWN BY: KL

PROJECT 20012

CPP-1

7/12/2022
KJK
7/12/2022
KERNAN
#4003
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL SURVEYOR
No. 10000

EMPIRE MANAGEMENT CORPORATION
DATE: 07-12-2021
SCALE: 1" = 20'



LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDcollaborative.com

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Project Owner:

Empire Management
Corporation
171 Great Road
Acton, MA 01720

Project Applicant:

Empire Management
Corporation
171 Great Road
Acton, MA 01720

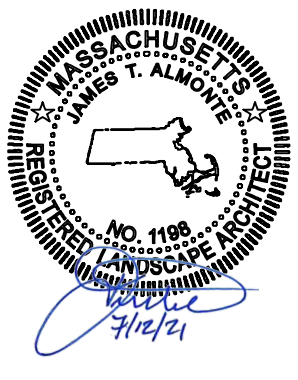
Project Title:

Cityside Subaru
740A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

Sheet Title:

LAYOUT & MATERIALS PLAN
(LEVEL 1)

Town Permits



No: Date: Revision | Issue:

Drawn By: JTA Checked By: JTA

Date: 07/12/2021 Project No.: 20-0007

0 5' 10' 20' 40' 60'

Scale: 1" = 20'

Sheet No.:

C-101

SEE SHEET C-001 FOR ADDITIONAL
NOTES, LEGEND AND ABBREVIATIONS.

ZONING SUMMARY TABLE

LBII - LOCAL BUSINESS II DISTRICT(S)

	REQUIRED	EXISTING				PROPOSED
		790 PLEASANT STREET	782 PLEASANT STREET	778 PLEASANT STREET	7774A PARCEL 2	
MINIMUM LOT AREA	N/A	42,231± S.F.	10,719± S.F.	10,793± S.F.	20,611± S.F.	63,743± S.F. (LOTS 790, 782 & 778 COMBINED)**
MINIMUM FRONTAGE	20'	250.0'	100.0'	100.0'	0.0'	450.0'
FRONT YARD SETBACK	10'	30.4'	29.0'	22.6'	NO BUILDINGS	15.2'
SIDE YARD SETBACK (WEST)	0'	20.2'	44.3'	19.6'	NO BUILDINGS	25.0'
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REAR YARD SETBACK	20'	20.5'	17.9'; (41.5' TO PARCEL 2)	0.3 ENCROACHMENT; (45.4' TO PARCEL 2)	NO BUILDINGS	20.4'
MAXIMUM BUILDING HEIGHT (FEET)	32'	LESS THAN 32'	LESS THAN 32'	LESS THAN 32'	NO BUILDINGS	38' ****
MAXIMUM BUILDING HEIGHT (STORIES)	2 STORIES	2 STORIES	2 STORIES	2 STORIES	NO BUILDINGS	3 STORIES ****
MAXIMUM LOT COVERAGE	35%	35.4%*	28.3%	55.2%*	NO BUILDINGS	72.6% ****
		37.6%* ** FOR 790, 782 & 778 PLEASANT STREET LOTS COMBINED				
MINIMUM OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO***	1.05	0.41	0.43	1.10*	NO BUILDINGS	0.62
		0.53 ** FOR 790, 782 & 778 PLEASANT STREET LOTS COMBINED				

* PRE-EXISTING NONCONFORMING

** PARCEL 2 IS EXCLUDED FROM CALCULATION PER SECTION 1.4 OF THE TOWN OF BELMONT ZONING BY-LAW, LOT AREA DEFINITION... "IF THE DISTANCE BETWEEN ANY TWO POINTS ON LOT LINES IS LESS THAN 50 FEET, AS MEASURED IN A STRAIGHT LINE, THE SMALLER PORTION OF THE LOT AS DIVIDED BY THAT LINE SHALL NOT BE INCLUDED IN LOT AREA UNLESS THE TWO POINTS ARE SEPARATED BY LESS THAN 150 FEET MEASURED ALONG LOT LINES."

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**** VARIANCE AND SPECIAL PERMIT GRANTED (CASE NO. 19-42)

REFER TO THE TOWN OF BELMONT ZONING BYLAW FOR ADDITIONAL REQUIREMENTS.

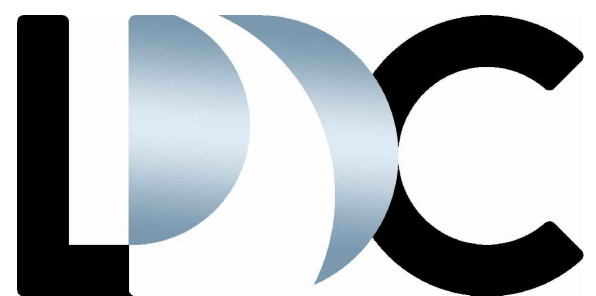
PARKING SUMMARY TABLE

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
MINIMUM PARKING SPACE SIZE	NOT DEFINED	VARIABLES (8'x18'±)	8'x18' IN STRUCTURE, 9'x18' SURFACE
MINIMUM DRIVE AISLE WIDTH	NOT DEFINED	VARIABLES (20'±)	20'
MINIMUM FRONT YARD SETBACK	10'	2±'	20±'

PARKING REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
RETAIL USE - 1 SPACE PER 250 SF OF GROUND FLOOR GFA	67 SPACES (16,552 SF)	---	66 ON LEVEL 1 33 ON LEVEL 2 27 IN STRUCTURE
1 SPACE PER 400 SF OF ALL OTHER FLOORS GFA	59 SPACES (23,348 SF)	---	
ACCESSIBLE PARKING SPACES	5 SPACES (OF TOTAL)	1 SPACES (OF TOTAL)	5 SPACES (OF TOTAL)
ACCESSIBLE VAN SPACES	1 SPACES (OF TOTAL)	1 SPACES (OF TOTAL)	2 SPACES (OF TOTAL)
TOTAL: 126 SPACES		82 SPACES	126 SPACES



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45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

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Project Owner:

Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Applicant:

Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Title:

Cityside Subaru
740A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

Sheet Title:

LAYOUT & MATERIALS PLAN
(LEVEL 2)

Town Permits



No: Date: Revision | Issue:

Drawn By: JTA Checked By: JTA

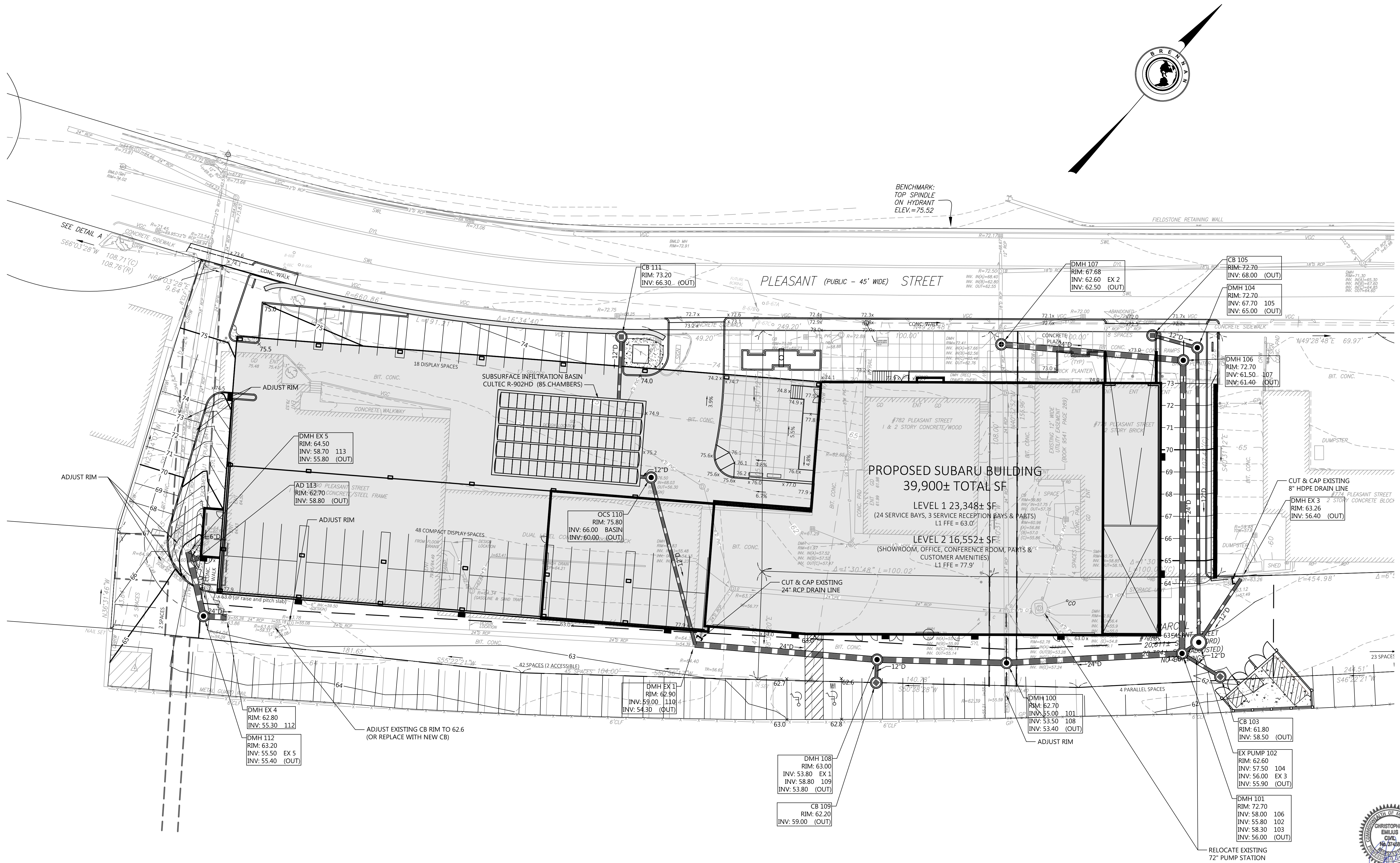
Date: 07/12/2021 Project No.: 20-0007

0' 5' 10' 20' 40' 60'
Scale: 1" = 20'

Sheet No.:

C-102

SEE SHEET C-001 FOR ADDITIONAL NOTES, LEGEND AND ABBREVIATIONS.



GRADING AND DRAINAGE PLAN
LOCATED IN
740A - 790 PLEASANT STREET
BELMONT, MA
PREPARED FOR
EMPIRE MANAGEMENT CORPORATION

Brennan Consulting
ENGINEERING · TRANSPORTATION · SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS		NO.	DATE	DESCRIPTION	BY
DATE	DESCRIPTION				

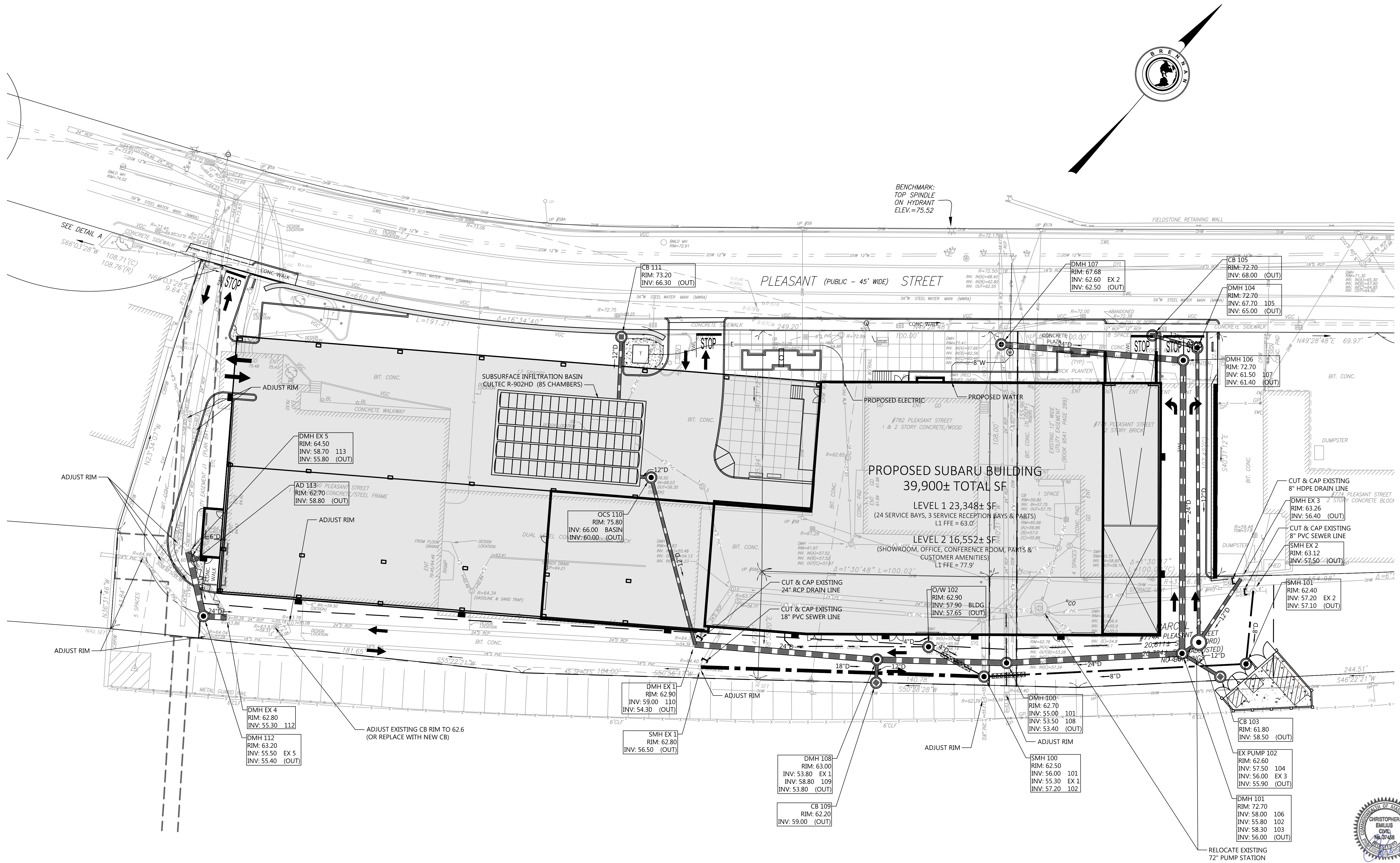
CHECKED BY: CE
DRAWN BY: CG

PROJECT 20012

C-201

DATE: 07-12-2021
SCALE: 1" = 20'

11



UTILITY PLAN
LOCATED IN
740A - 790 PLEASANT STREET
BELMONT, MA
PREPARED FOR
EMPIRE MANAGEMENT CORPORATION

DATE: 07-12-2021

SCALE: 1" = 20'

Brennan Consulting
ENGINEERING · TRANSPORTATION · SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS		NO.	DATE	DESCRIPTION	BY
NO.	DESCRIPTION				

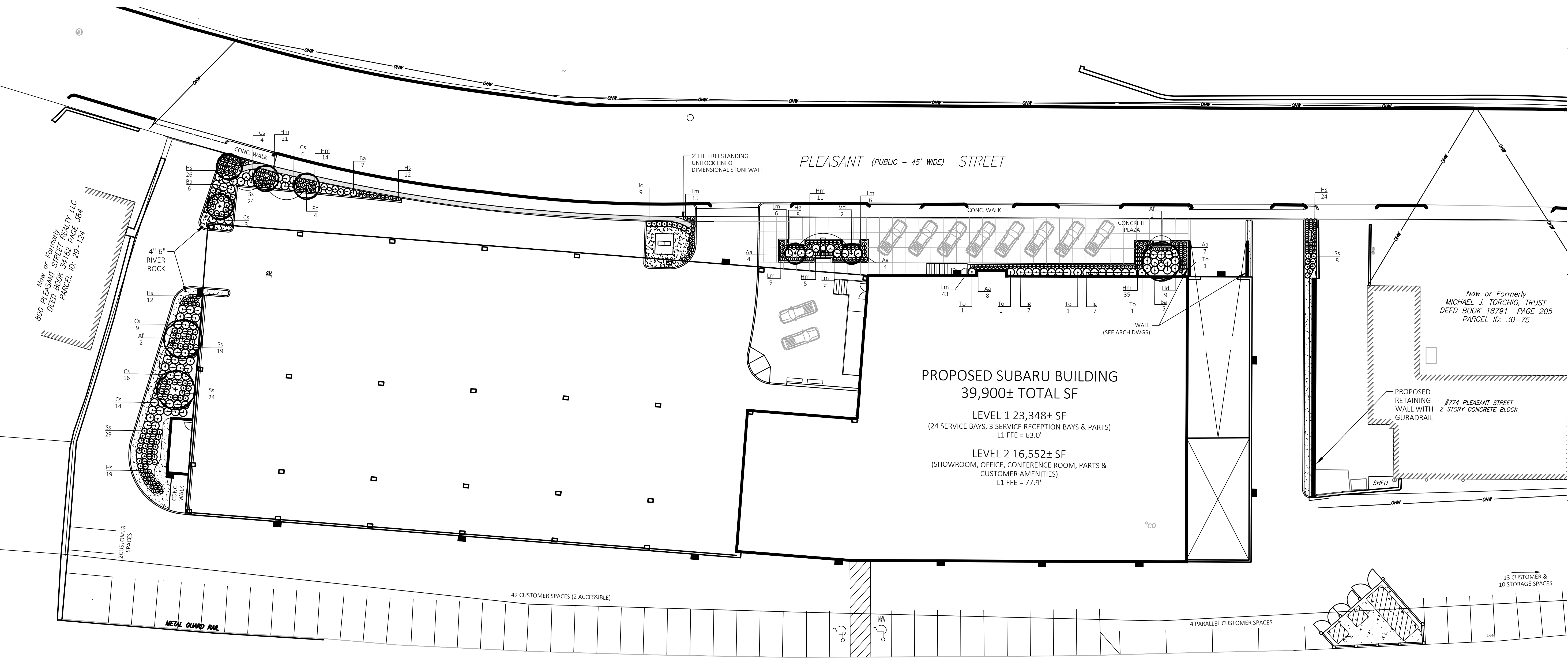
CHECKED BY: CE
DRAWN BY: CG

PROJECT 20012

C-301

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
3	Af	Acer x freemani 'Armstrong'	Armstrong Swamp Maple	2" - 2.5" cal.	B&B	AS SHOWN	Limb up to 6'
4	Pc	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2" - 2.5" cal.	B&B	AS SHOWN	Limb up to 6'
5	To	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
52	Cs	Cornus sericea 'Farrow'	Artic Fire Red Twig Dogwood	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
9	Ic	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	#5	CONTAINER	AS SHOWN	AS SHOWN
14	Ig	Ilex glabra 'Compacta'	Compact Inkberry	18"-24" HT.	CONTAINER	AS SHOWN	AS SHOWN
2	Vd	Viburnum carlesii	Koreanspice Viburnum	3'-4' HT.	B&B	AS SHOWN	AS SHOWN
PERENNIALS AND ORNAMENTAL GRASSES							
23	Aa	Astilbe 'Amethyst'	False Spirea (lavender)	#1	CONTAINER	AS SHOWN	AS SHOWN
18	Ba	Baptisia australis	Blue False Indigo	#2	CONTAINER	AS SHOWN	AS SHOWN
9	Hd	Hosta 'Big Daddy'	Big Daddy Hosta	#2	CONTAINER	AS SHOWN	AS SHOWN
105	Hm	Hakonechloa macra	Green Japanese Forest Grass	#1	CONTAINER	AS SHOWN	AS SHOWN
93	Hs	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1	CONTAINER	AS SHOWN	AS SHOWN
96	Lm	Liriope muscari 'Big Blue'	Big Blue Lily Turf	#1	CONTAINER	AS SHOWN	AS SHOWN
106	Ss	Schizachyrium 'Standing Ovation'	Upright Little Bluestem	#2	CONTAINER	AS SHOWN	AS SHOWN

SEE SHEET C-001 FOR PLANTING NOTES, GENERAL NOTES, LEGEND AND ABBREVIATIONS.



Now or Formerly
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
DEED BOOK 13117 PAGE 113
PARCEL ID: 30-75B



LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
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740A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

Sheet Title:
LANDSCAPE PLAN

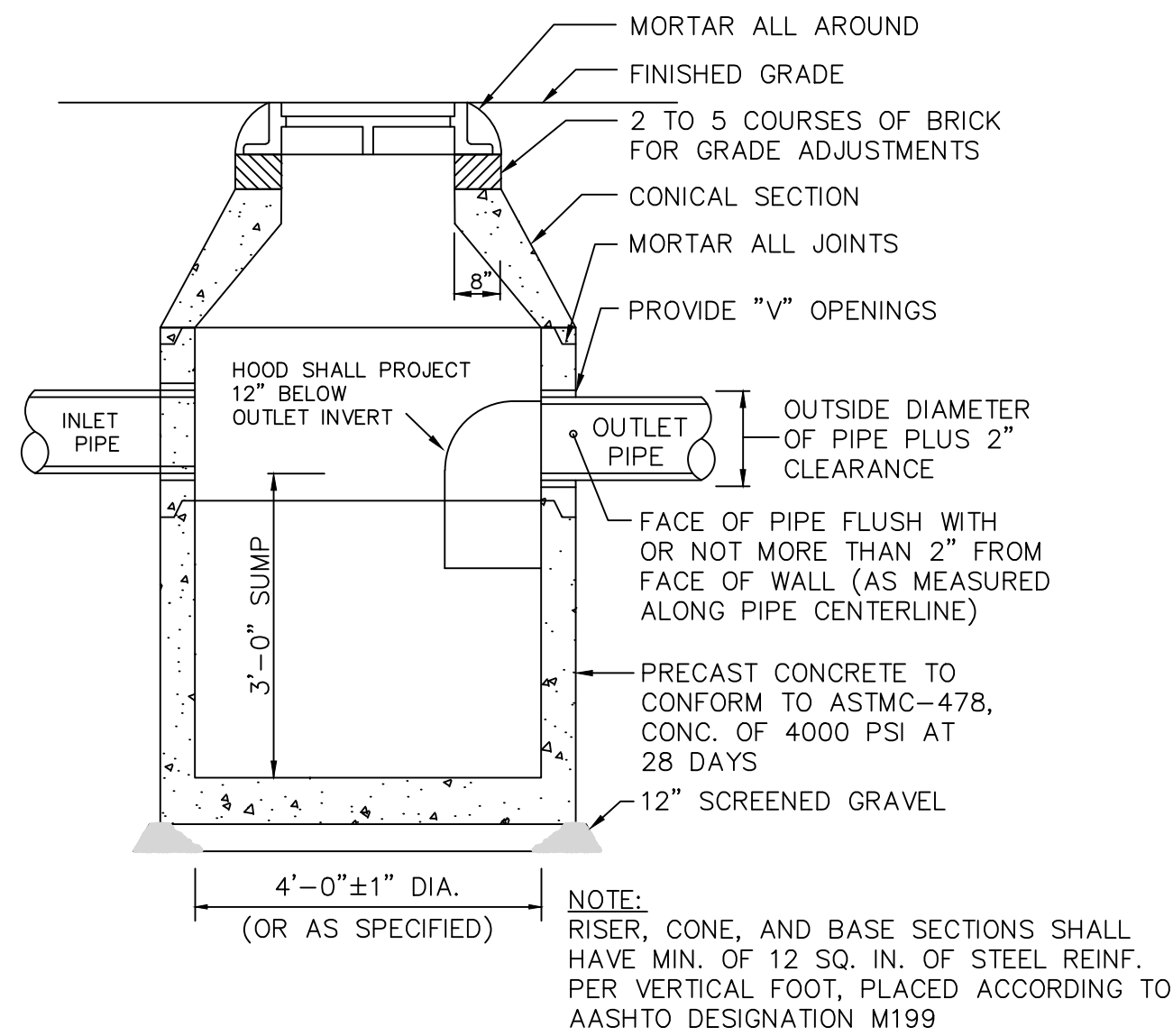
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Scale: 1" = 20'			

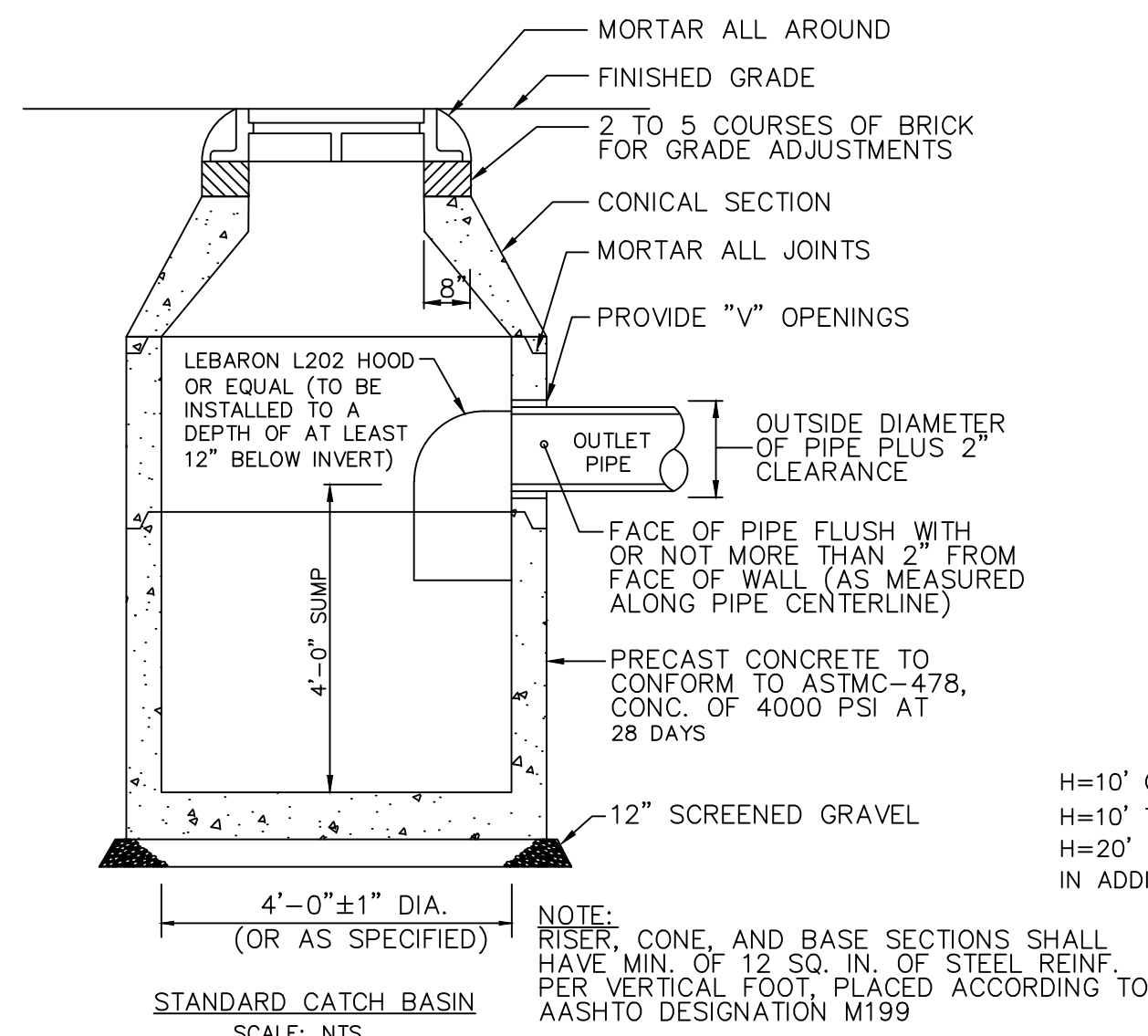
Sheet No.:
L-101

DIAMETER	WALL THICKNESS	FLOOR THICKNESS
4 FT.	5 IN.	6 IN.
5 FT.	6 IN.	7 IN.
6 FT.	7 IN.	8 IN.



DRAIN MANHOLE DETAIL
NOT TO SCALE

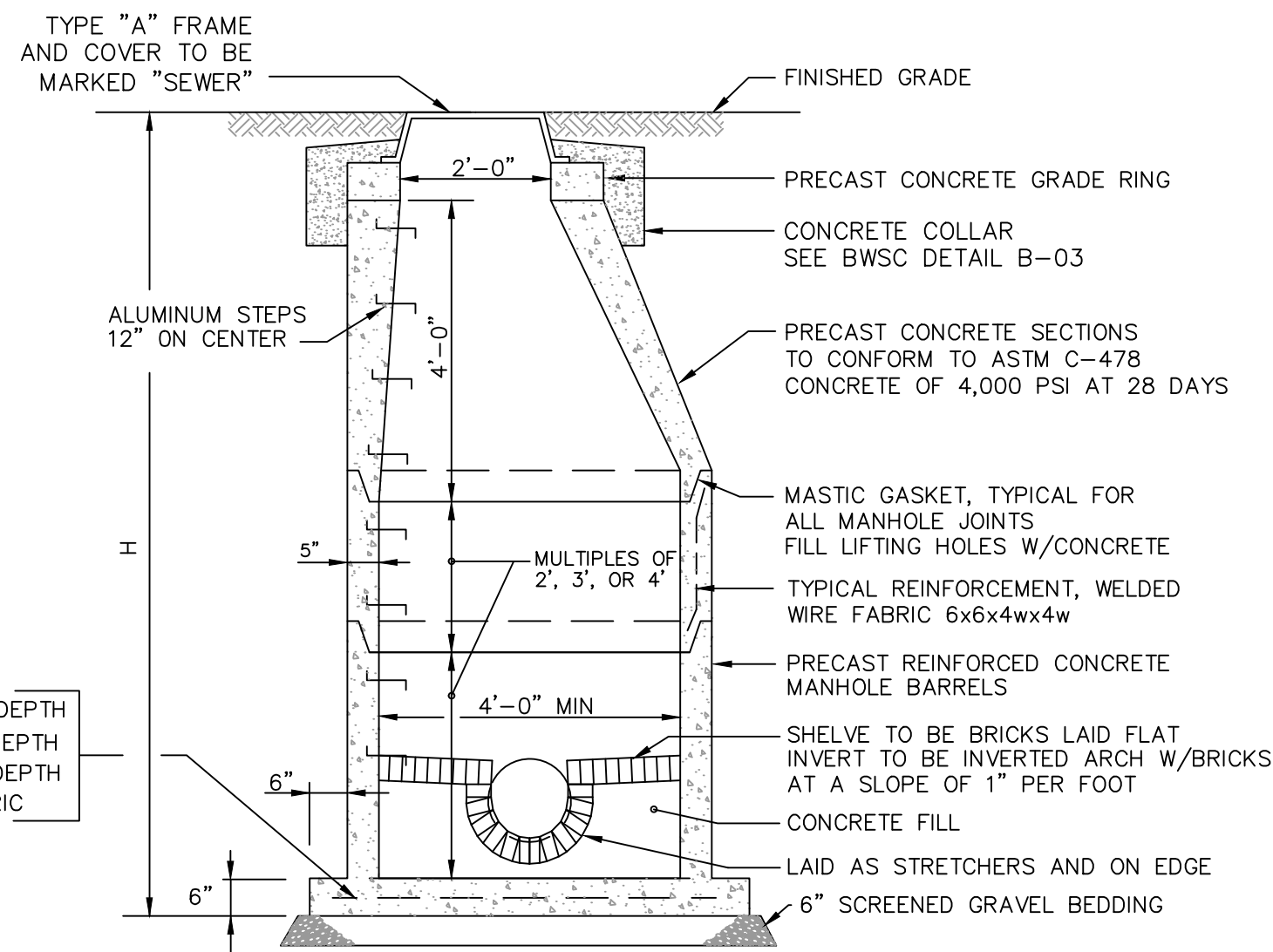
DIAMETER	WALL THICKNESS	FLOOR THICKNESS
4 FT.	5 IN.	6 IN.
5 FT.	6 IN.	7 IN.
6 FT.	7 IN.	8 IN.



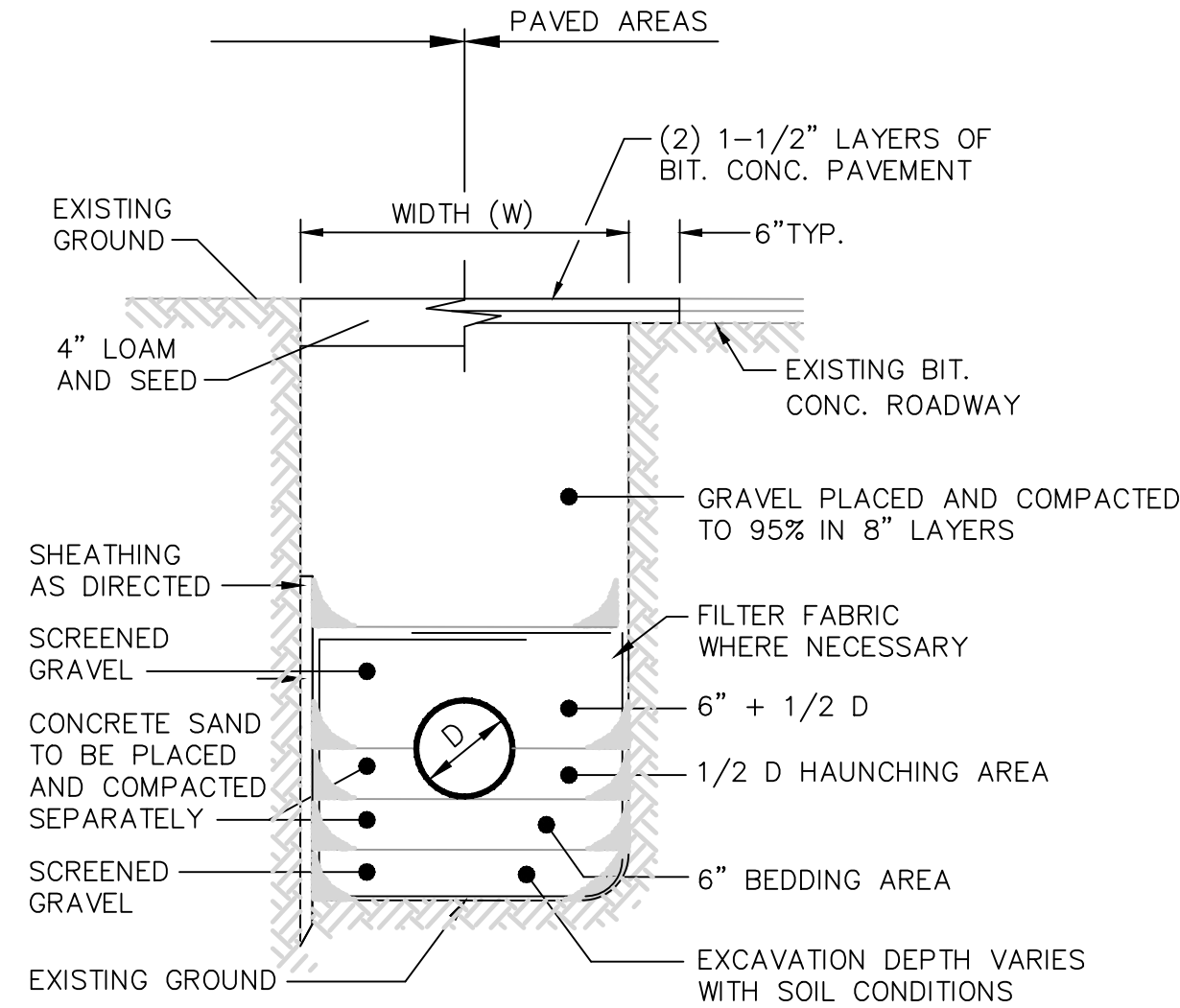
STANDARD CATCH BASIN DETAIL
NOT TO SCALE

NOTES:

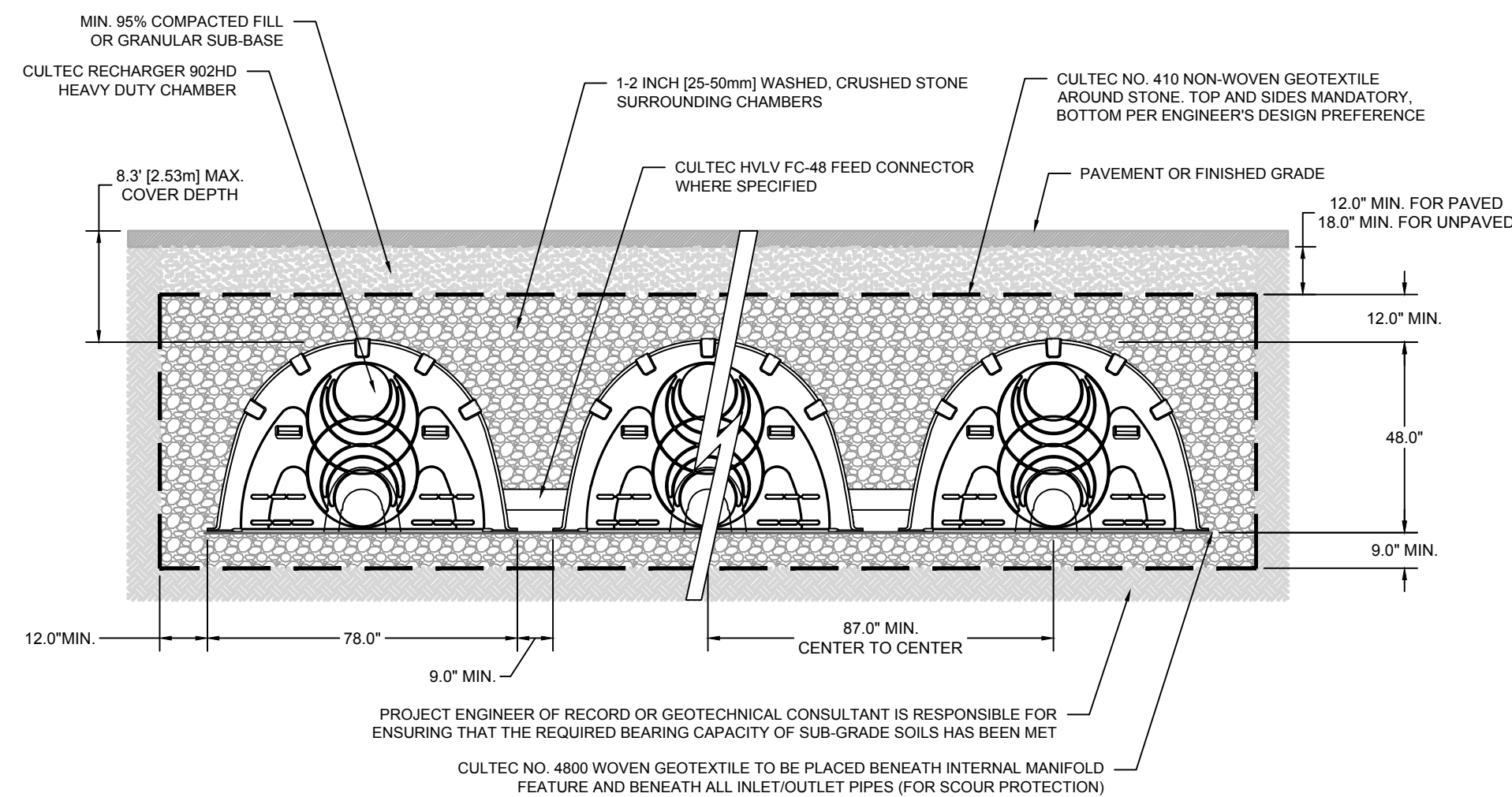
- 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER
- 6" MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
- 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED.



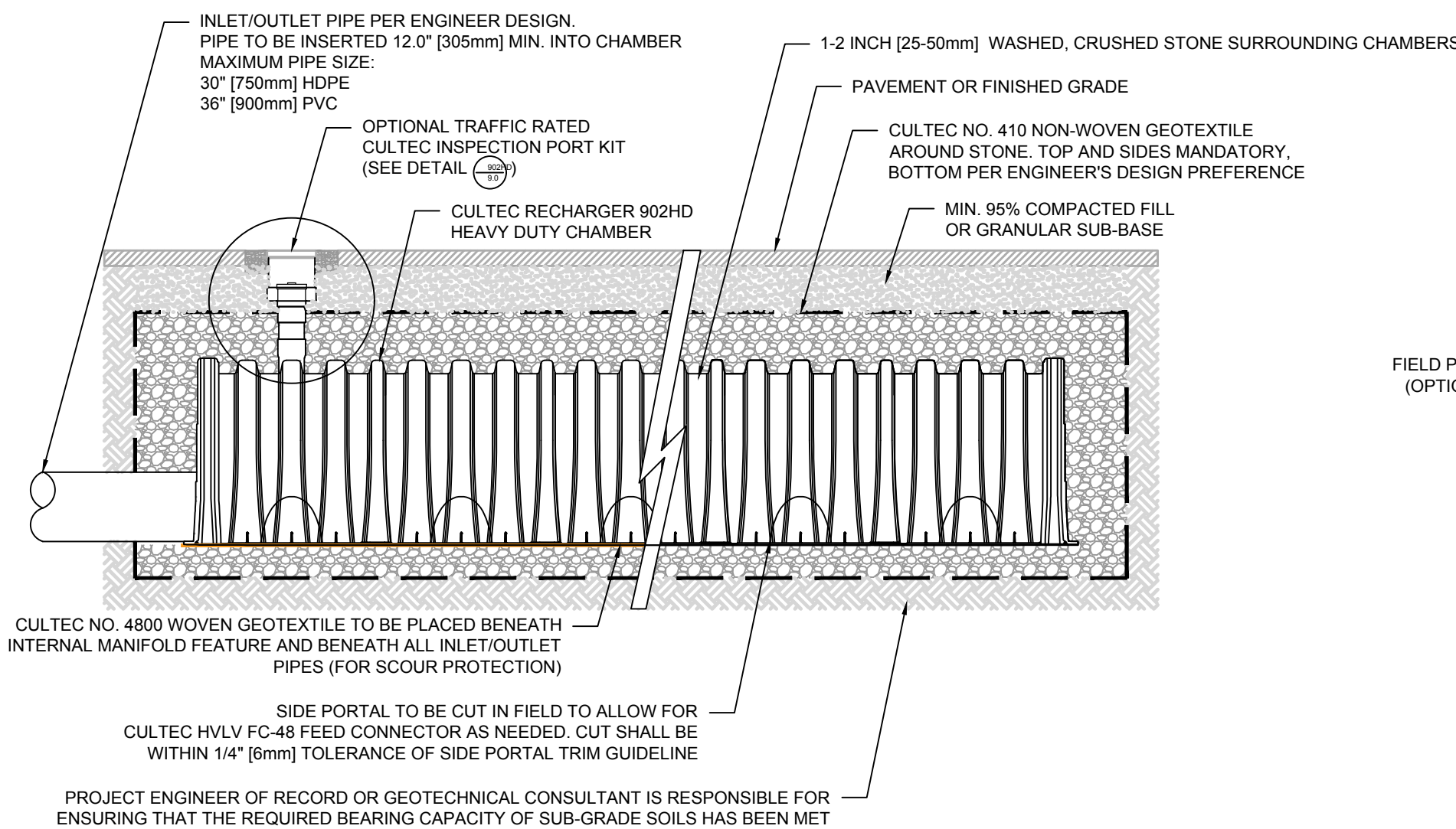
SEWER MANHOLE DETAIL
NOT TO SCALE



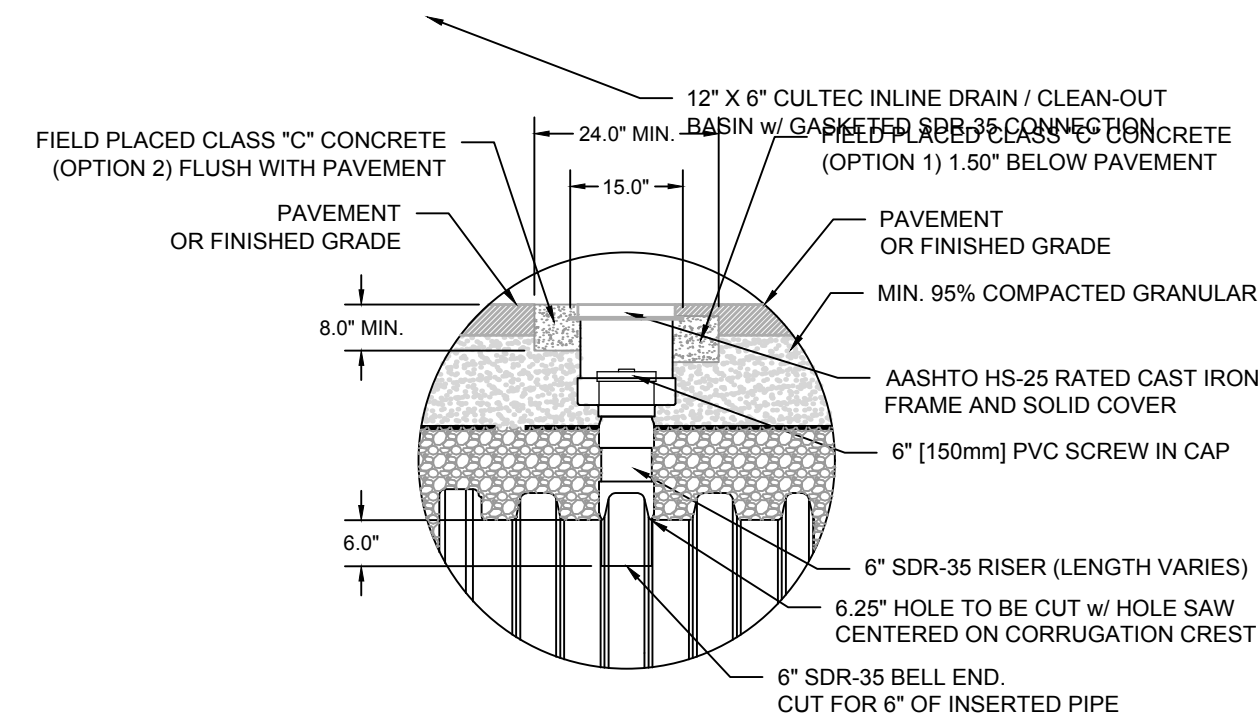
TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



INFILTRATION/DETENTION SYSTEM — RECHARGER 902HD
TYPICAL CROSS SECTION
NOT TO SCALE



INTERNAL MANIFOLD DETAIL — RECHARGER 902HD
TYPICAL CROSS SECTION
NOT TO SCALE



CULTEC INSPECTION PORT
NOT TO SCALE

DETAILS
LOCATED IN
740A - 790 PLEASANT STREET
BELMONT, MA
PREPARED FOR
EMPIRE MANAGEMENT CORPORATION

DATE: 07-12-2021

SCALE: 1" = 20'

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS

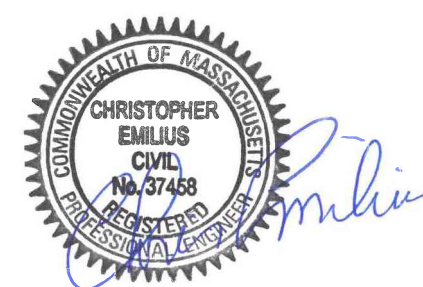
NO.	DATE	DESCRIPTION	BY

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DRAWN BY: CG

PROJECT 20012

C-401



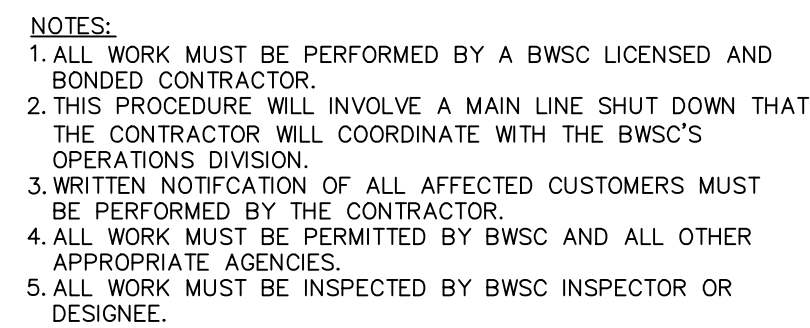


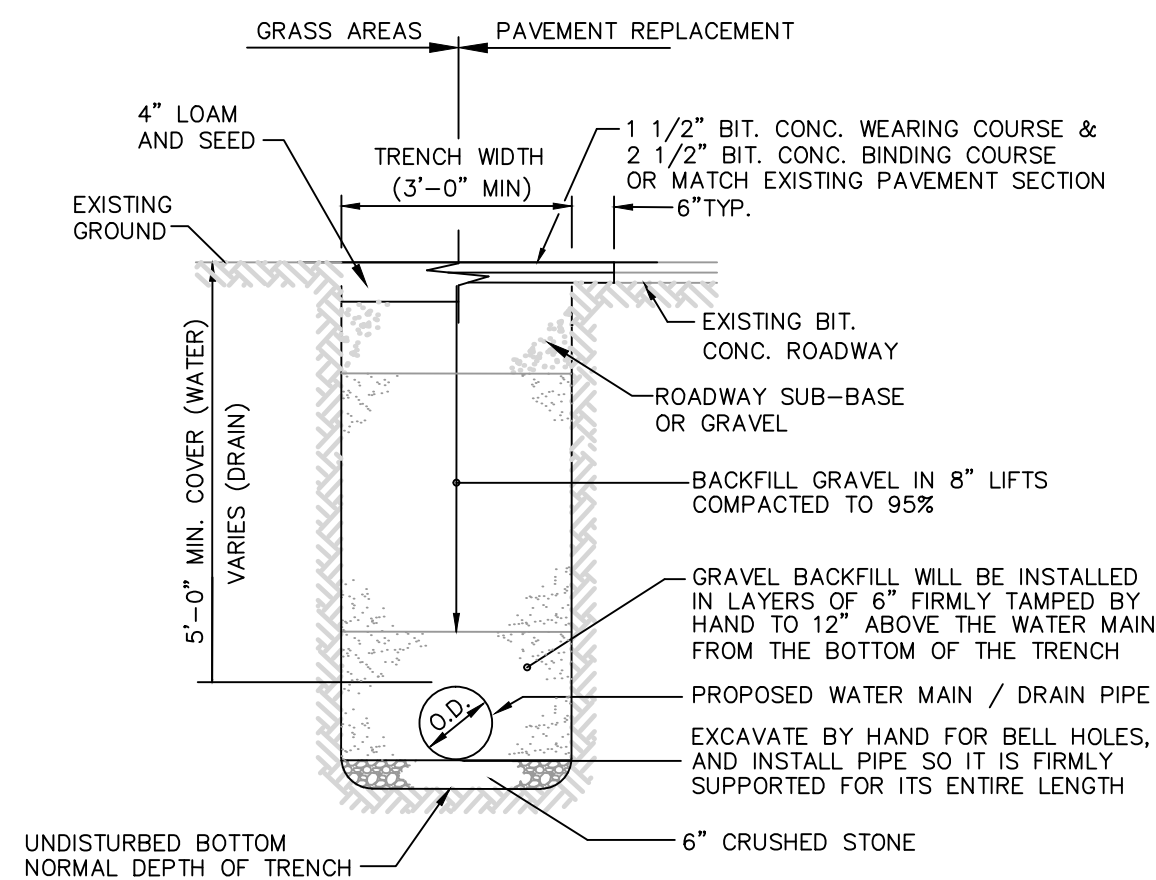
Diagram illustrating the connection between an HDPE area drain and an 8" HDPE main drain through a cast iron grate and concrete collar. The assembly includes a concrete collar, clean backfill, and a slope to drain. The connection is made using an 8" HDPE pipe and a 1/4" / FT. slope.

Diagram illustrating the installation of a standard valve box and cover. The diagram shows the connection between an existing water main and a new access tube leading to a sidewalk. Key components and labels include:

- FINISHED STREET GRADE
- 5'-6" TYPICAL (vertical dimension)
- EXISTING WATER MAIN
- MJ X MJ TEE
- MECHANICAL JOINTS
- STANDARD VALVE BOX AND COVER
- ACCESS TUBE
- MASONRY RING
- MECHANICAL JOINT GATE VALVE
- EDGESTONE
- PROPERTY LINE
- SIDEWALK

NOTES:

- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



NOTE: ALL PIPE TRENCHES WITH LESS THAN TWO FEET OF COVER OVER THE PIPE SHALL BE LINED WITH FILTER FABRIC AND BACKFILLED WITH CRUSHED STONE. FILTER FABRIC SHALL COVER THE TOP OF THE CRUSHED STONE AND OVERLAP A MINIMUM OF ONE FOOT.

Diagram illustrating the connection of a hydrant to a pumper, showing the assembly and required components:

- PUMPER CONN. FACES ROAD
- BREAKAWAY FLANGE
- FINISHED STREET GRADE
- EDGESTONE
- SIDEWALK
- 2" to 4"
- 5-6" MIN. COVER
- VALVE BOX AND COVER
- ACCESS TUBE
- MASONRY RING
- 6" GATE VALVE
- CONCRETE THRUST BLOCK
- 4 MIL POLY OVER STONE
- IF CONCRETE THRUST BLOCK IS USED, DO NOT BLOCK DRAIN
- PROVIDE 1/2 CUBIC YARD OF SELECTED 2" STONE -- TO 6" ABOVE HYDRANT DRAIN
- PROVIDE 12" SQUARE BY 6" THICK CONC. BASE UNDER HYDRANT
- ANCHORING TEE
- MECHANICAL JOINTS

ONE TO THREE
THREADS SHOWING

TYPE K COPPER

SIZE VARIES

NOTES:

1. SERVICE CONNECTIONS WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTER THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION

SERVICE TAP
(1" AND 2" C.C. THREAD)
NOT TO SCALE

DETAILS
LOCATED IN
740A - 790 PLEASANT STREET
BELMONT, MA

PREPARED FOR
EMPIRE MANAGEMENT CORPORATION

DATE: 07-12-2021

SCALE: 1" = 20'

Brennan Consulting
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24 RAY AVENUE, BURLINGTON, MA

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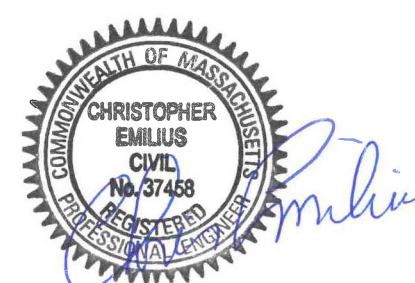
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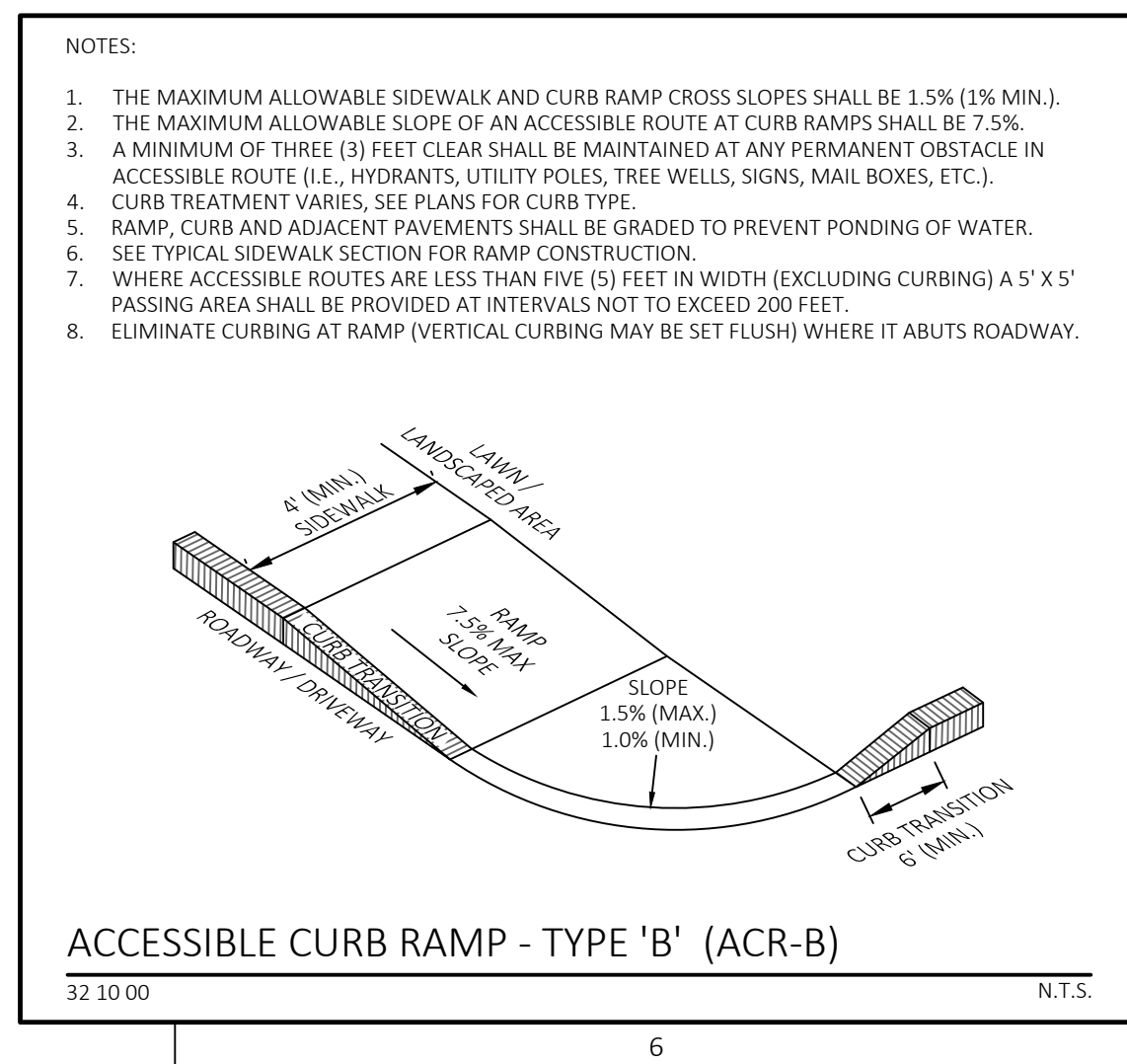
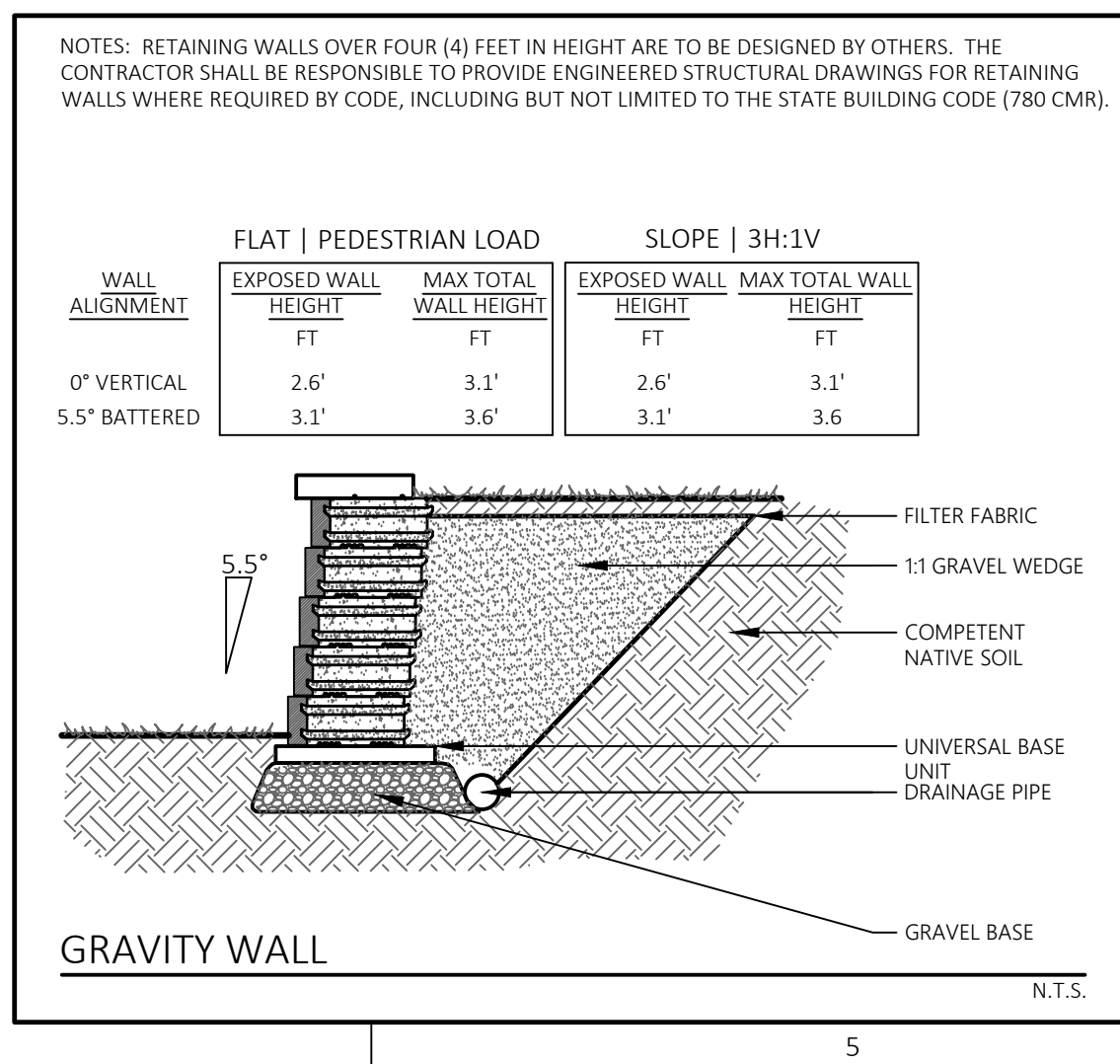
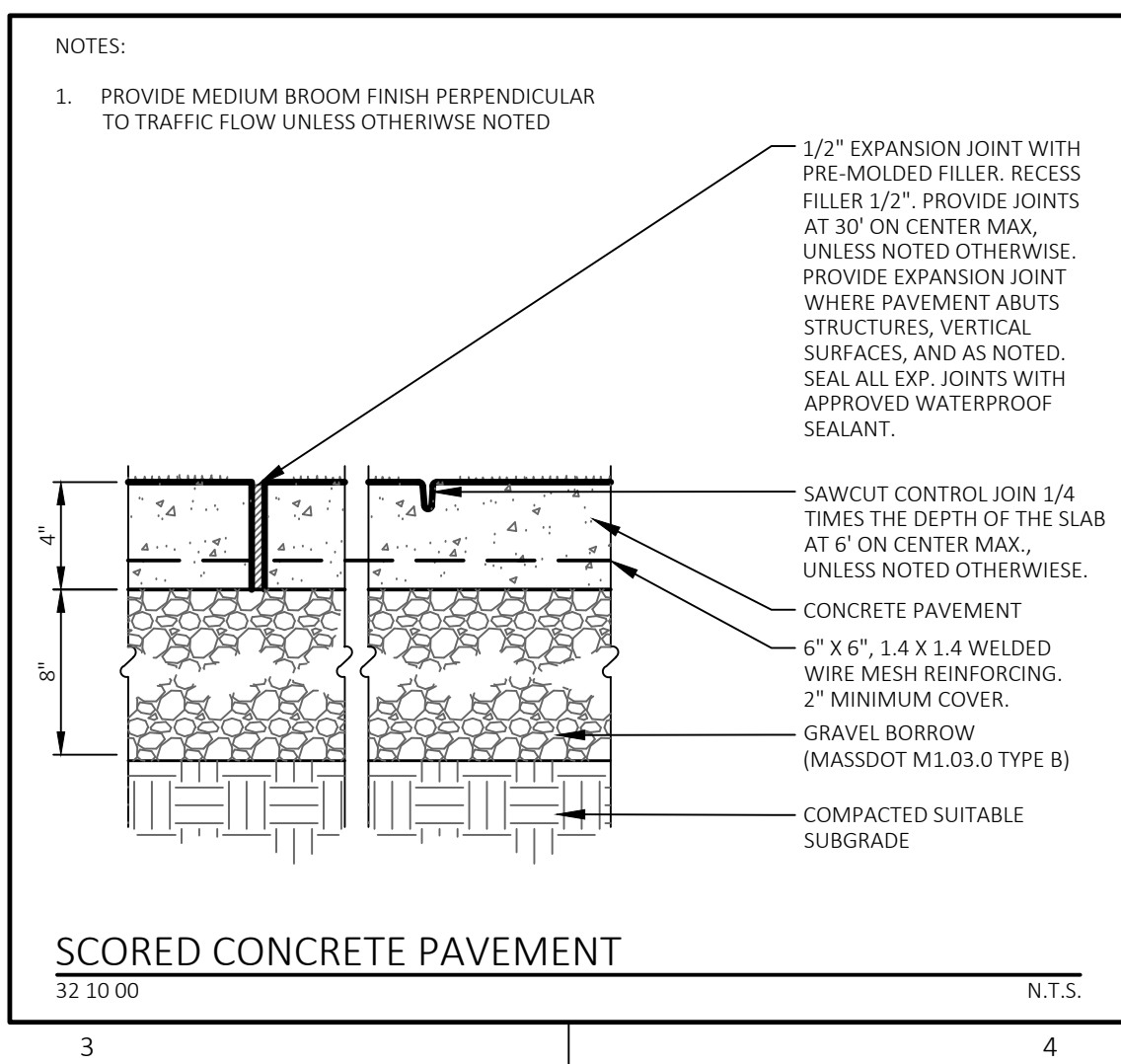
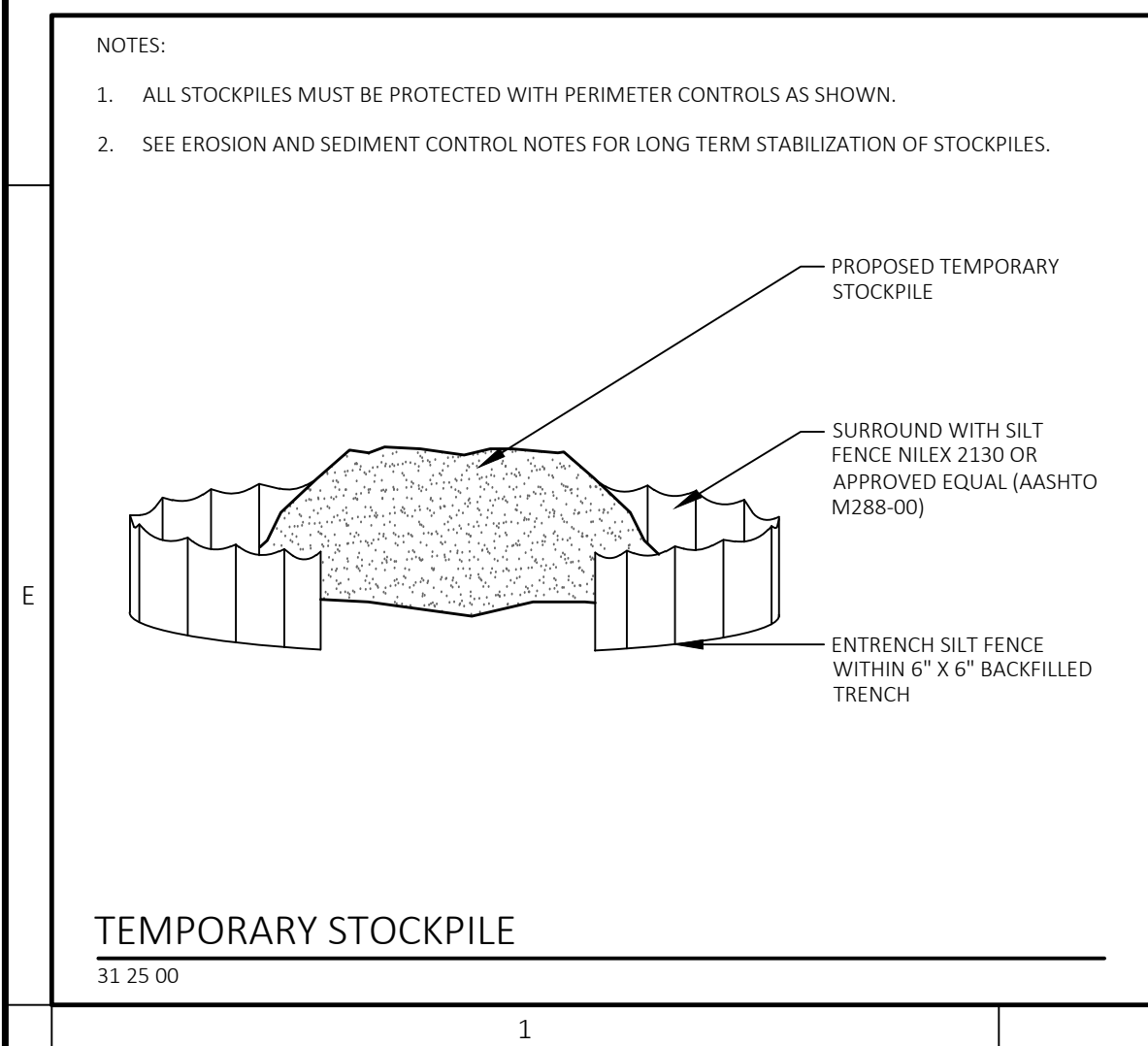
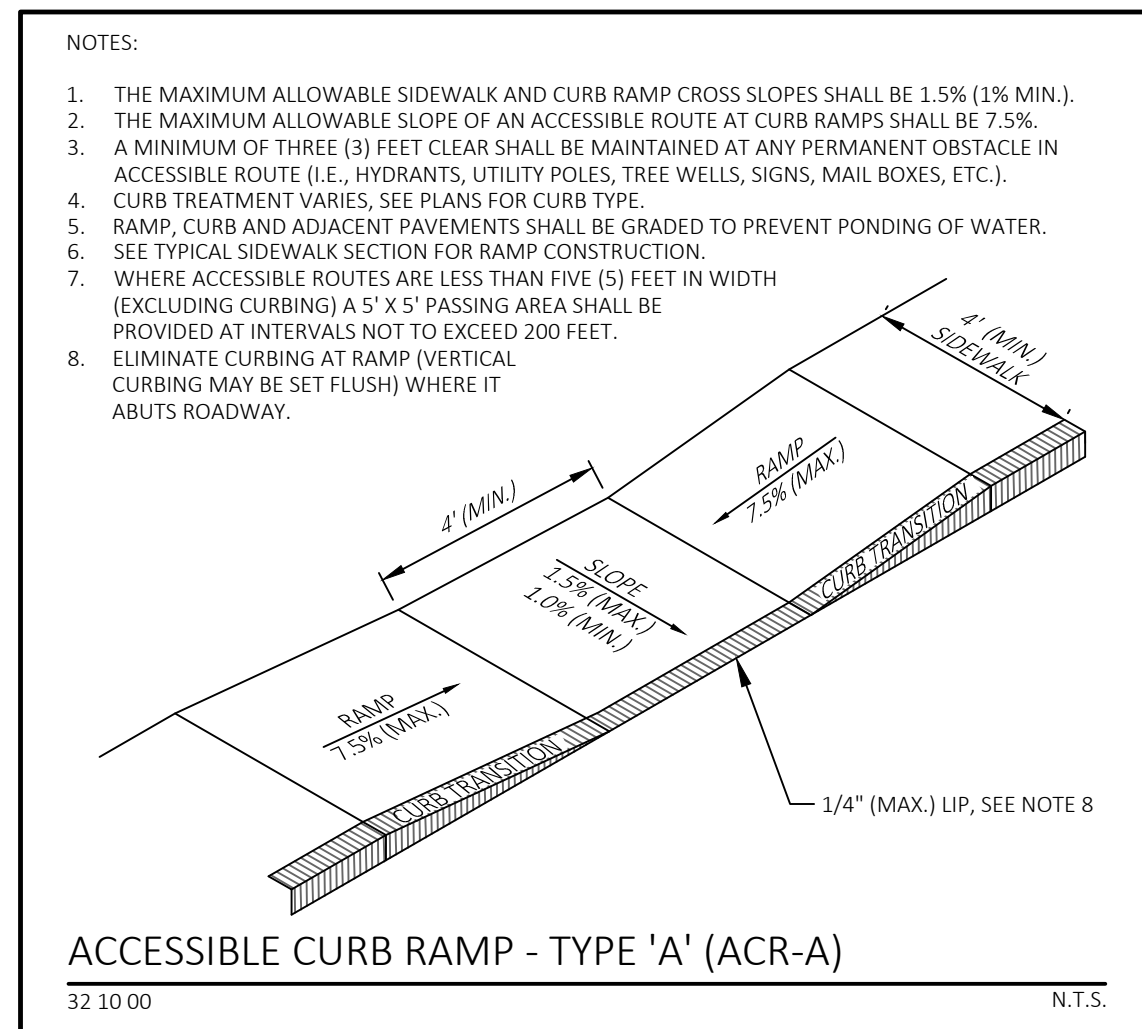
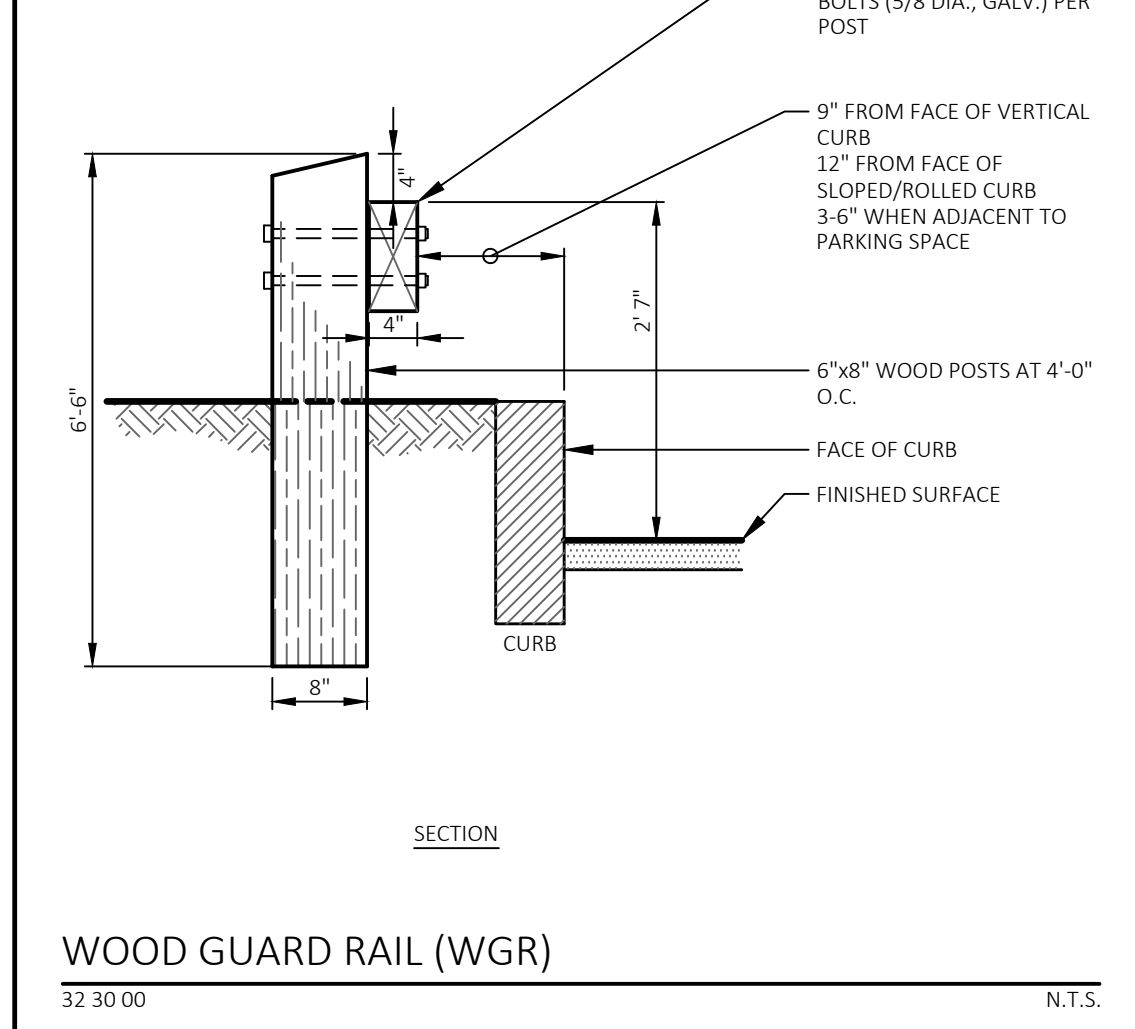
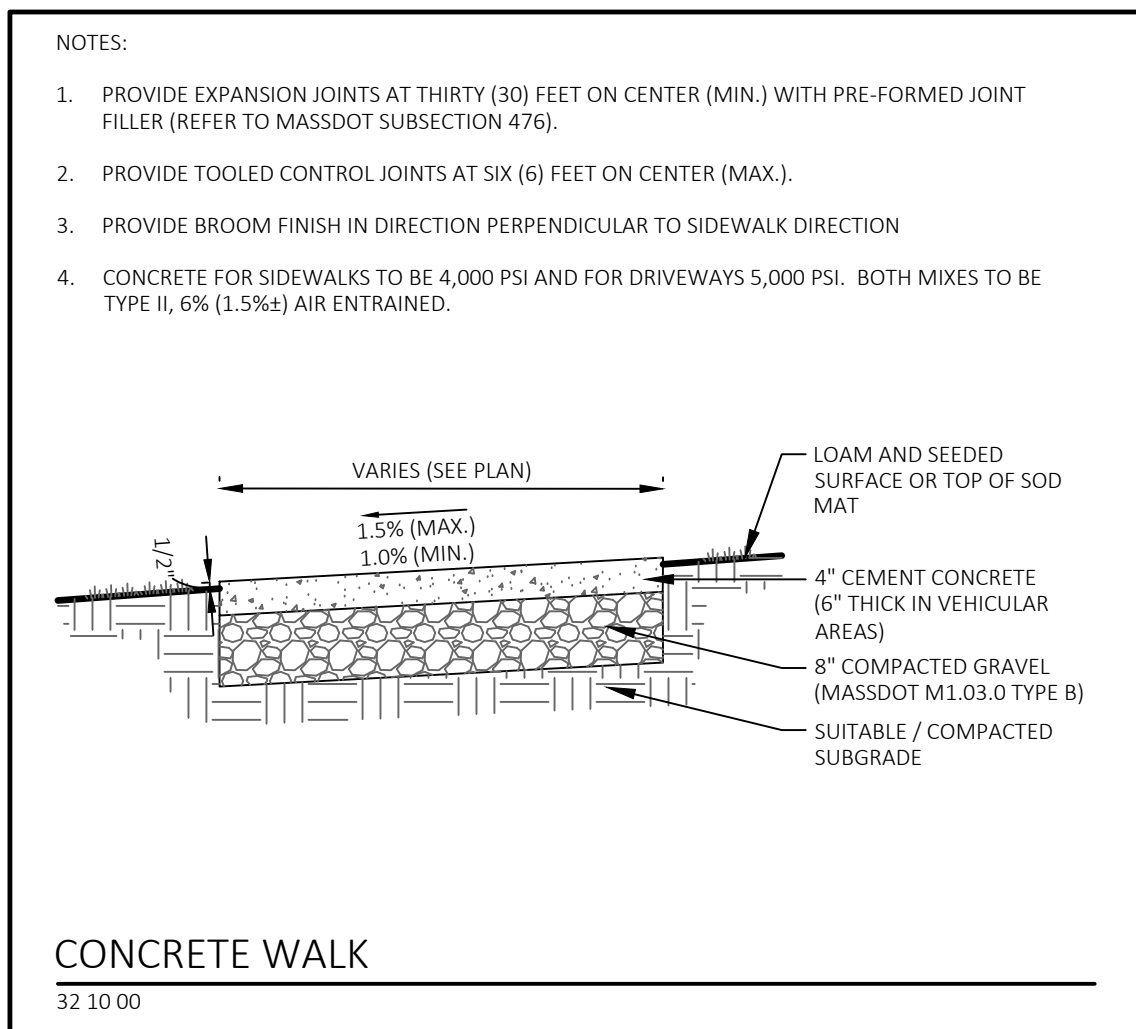
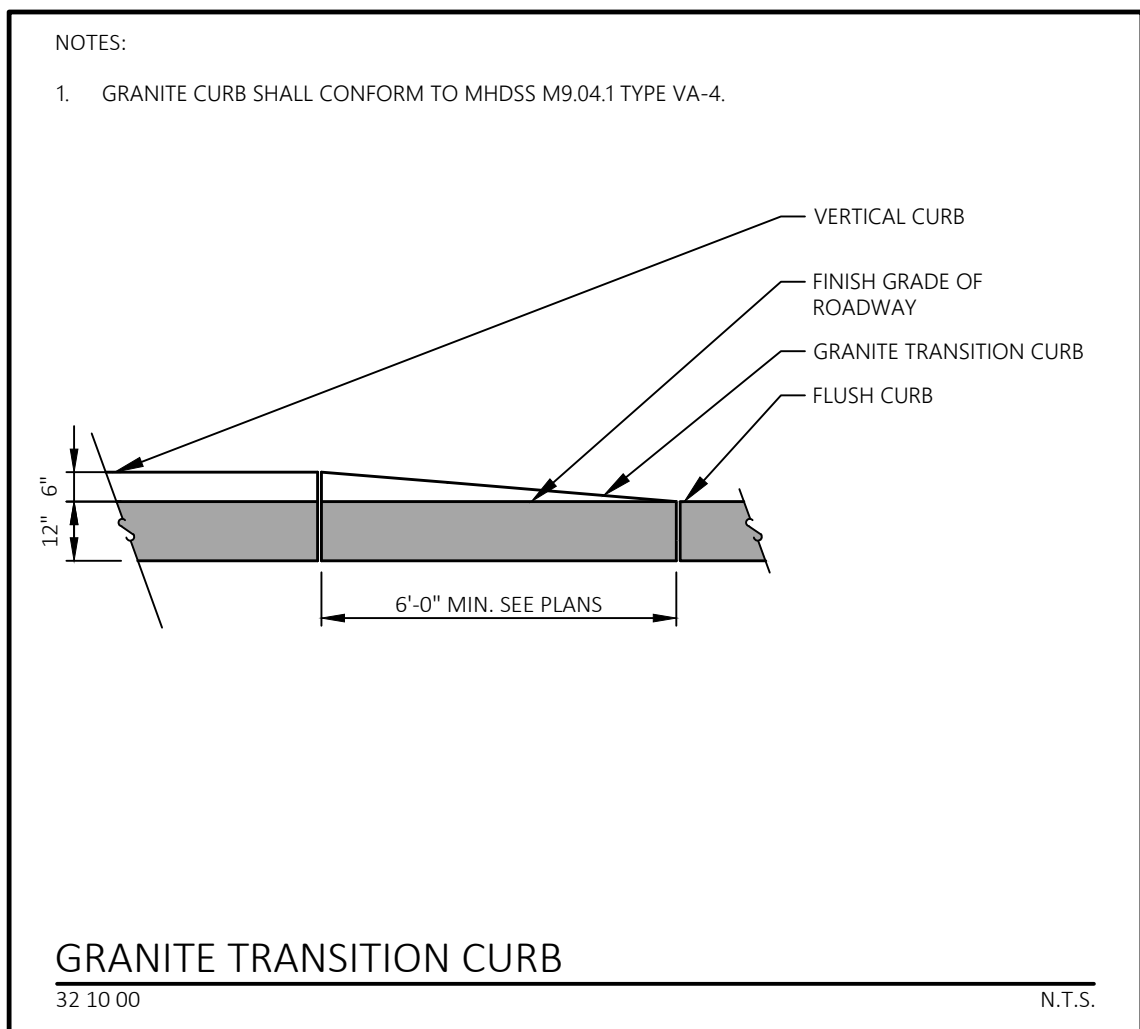
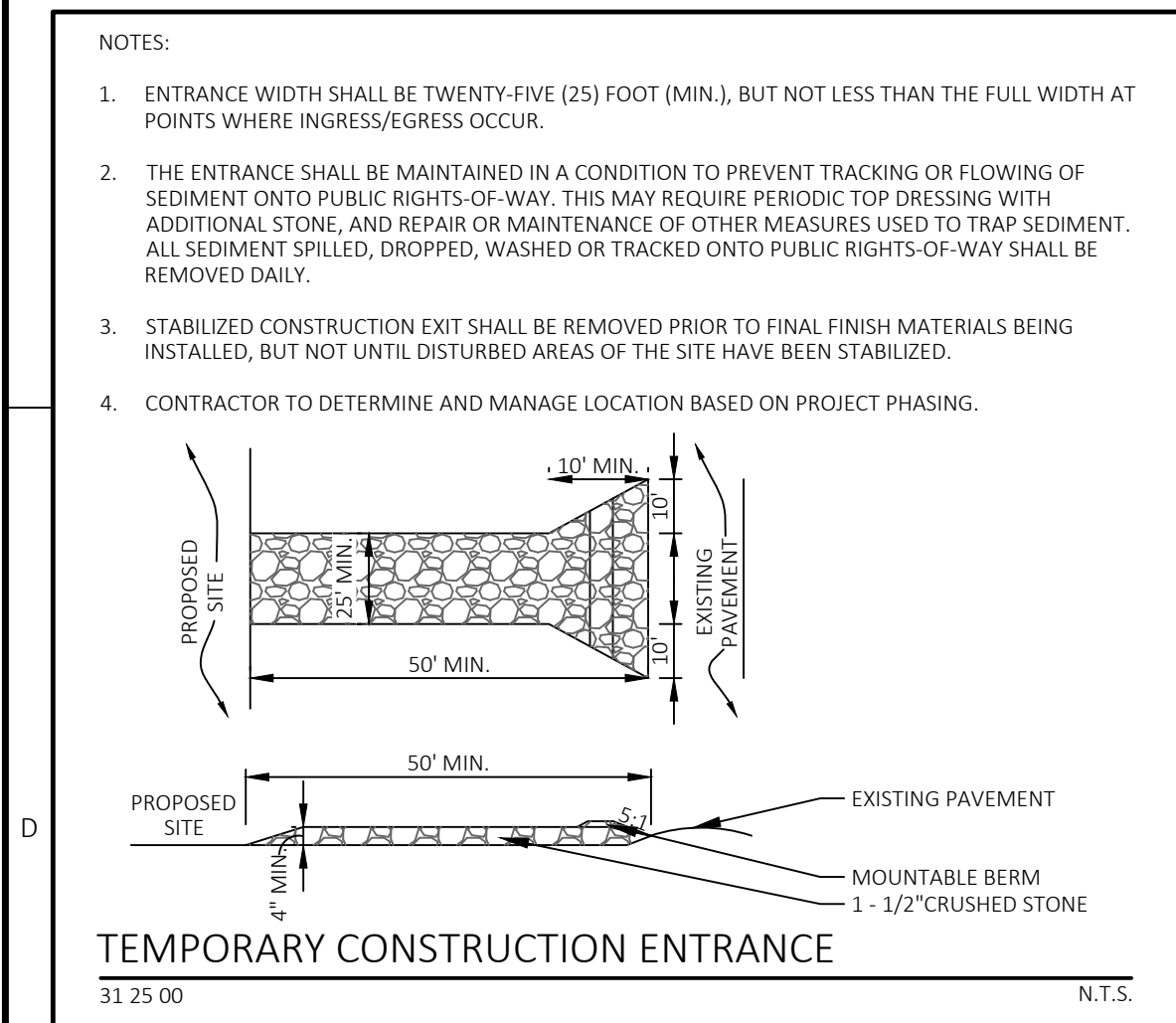
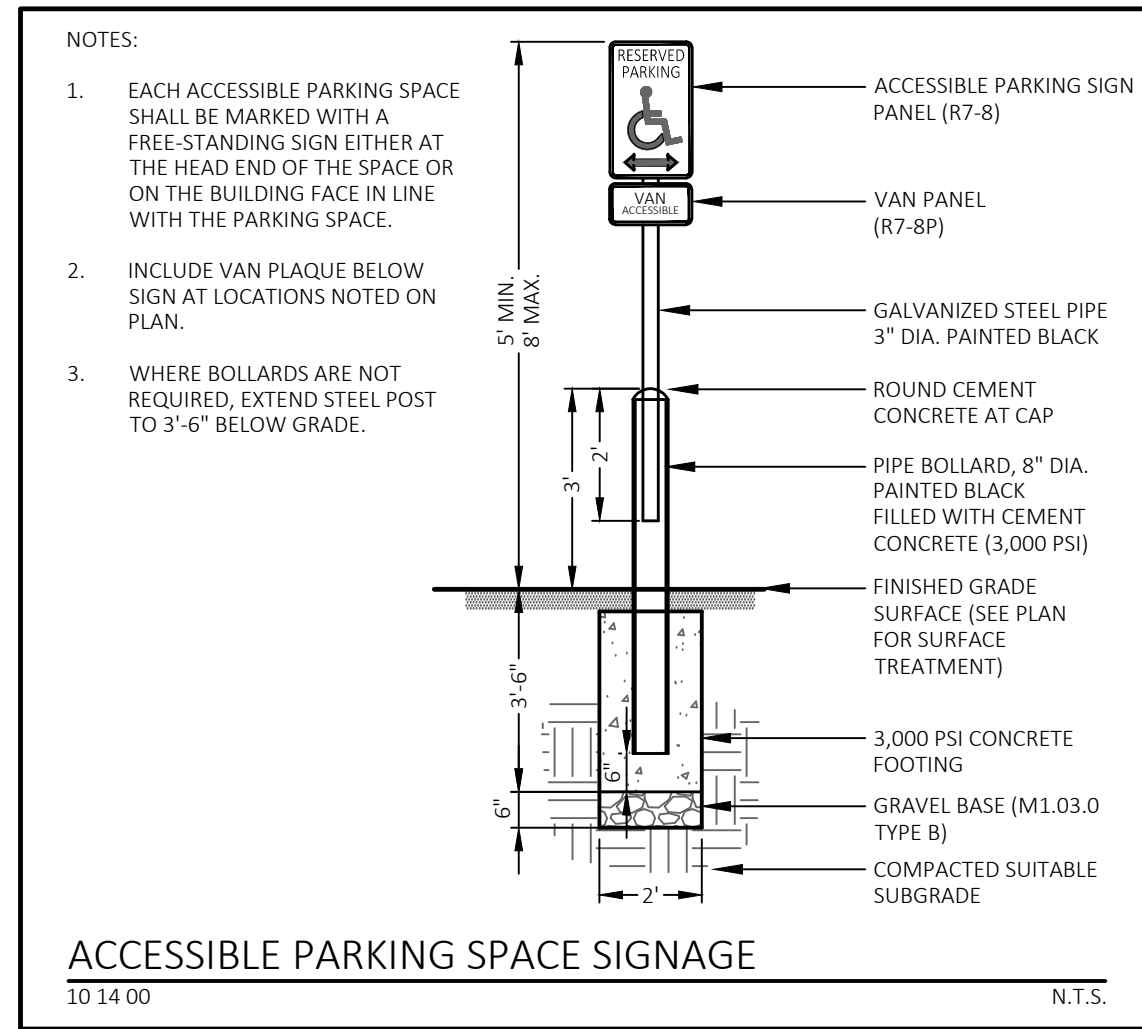
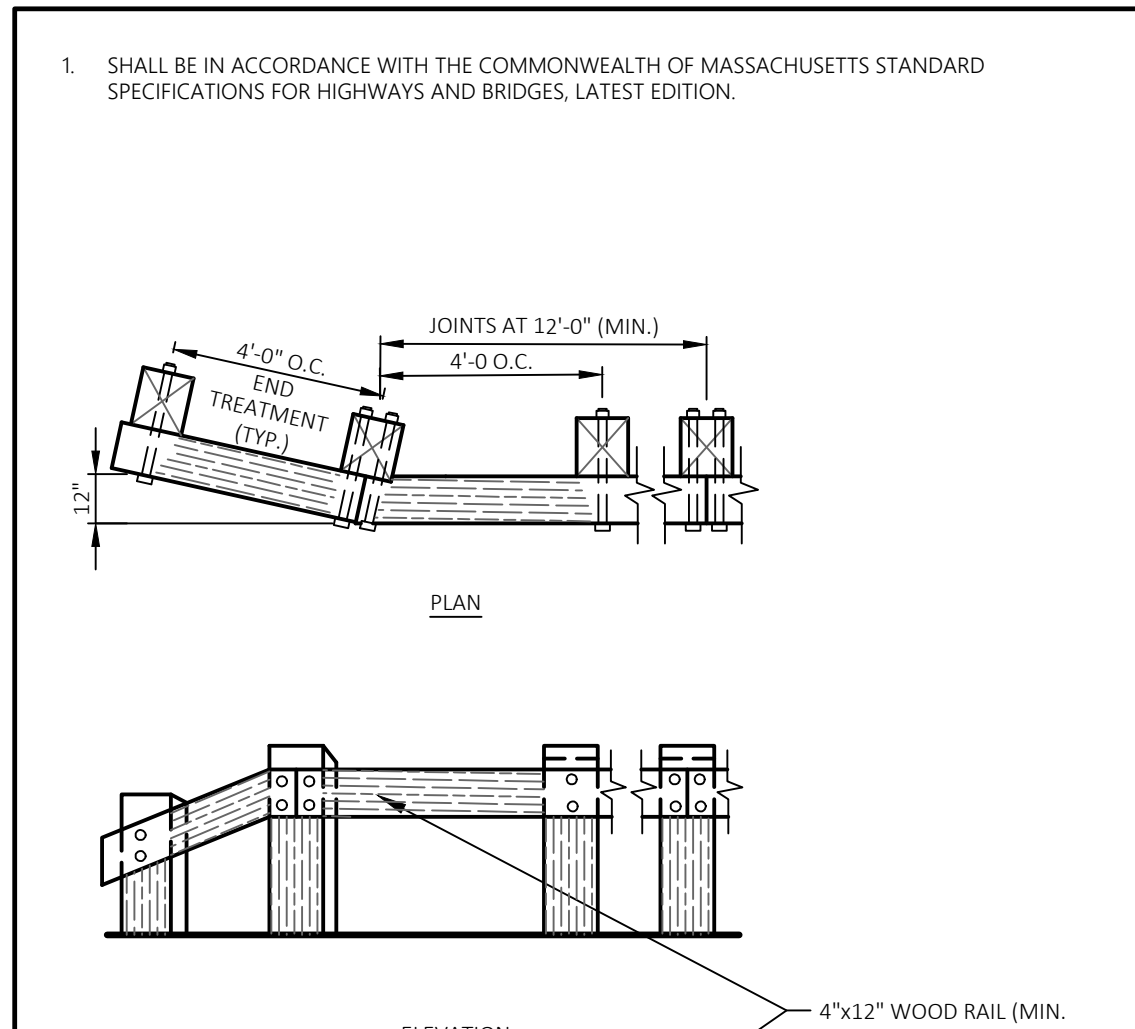
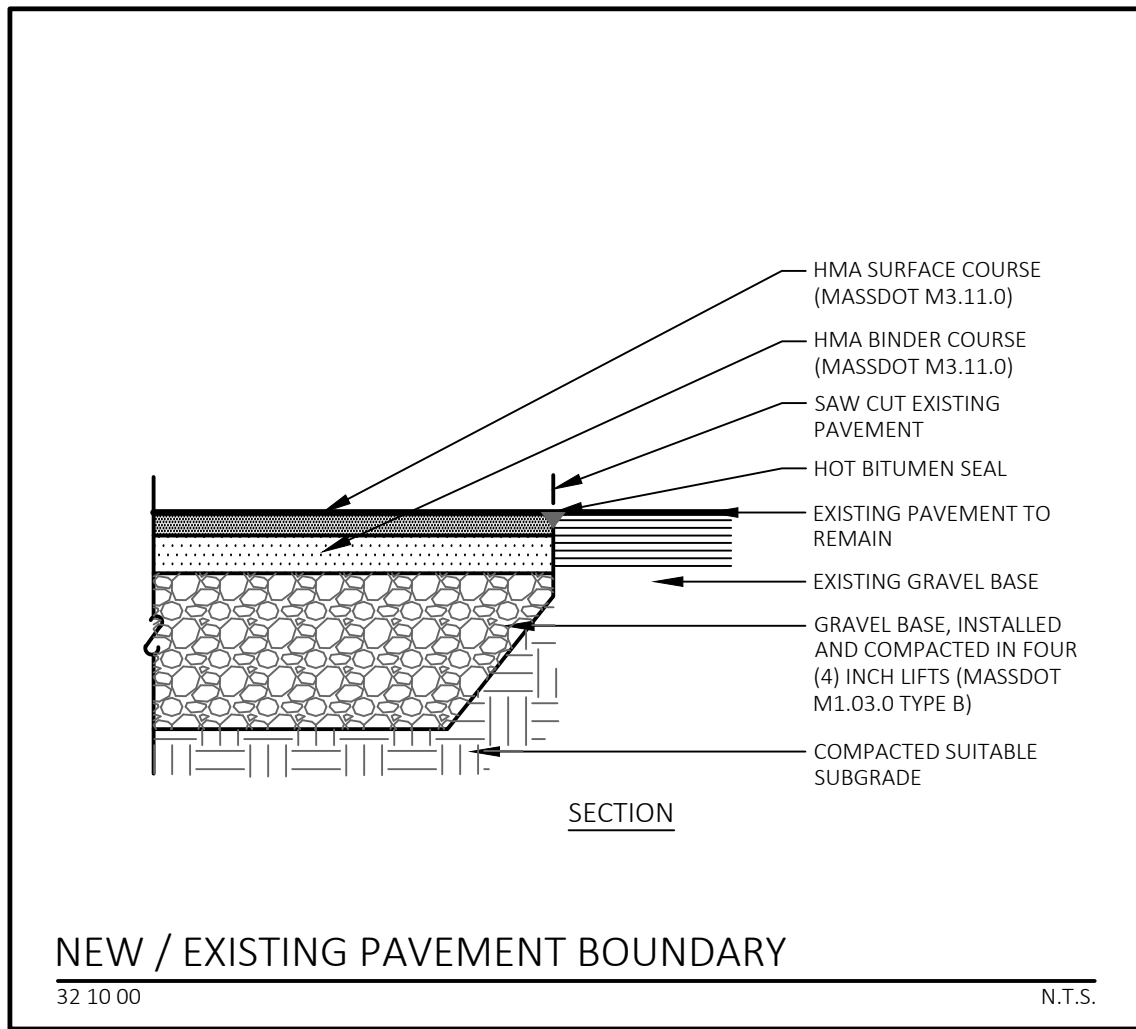
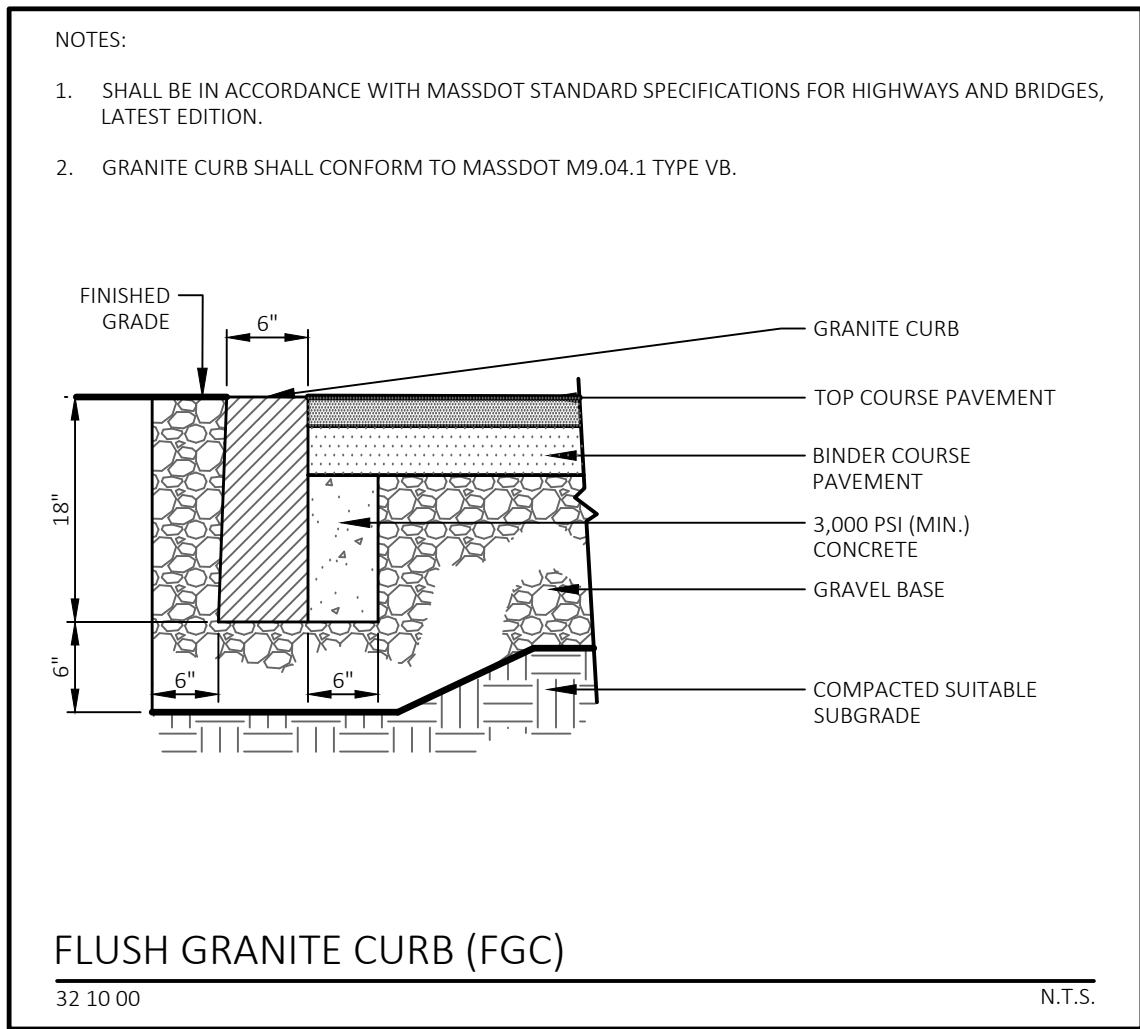
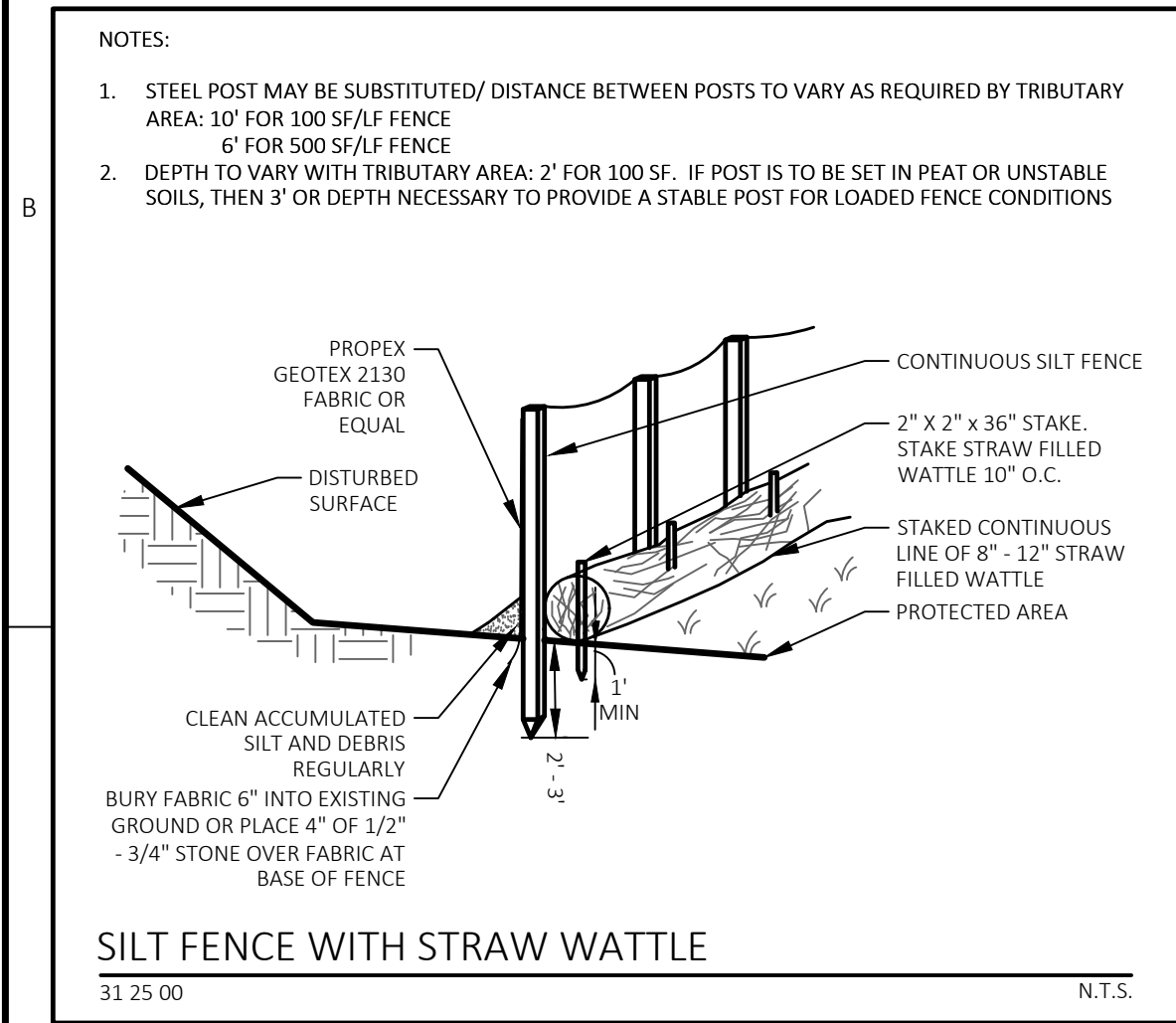
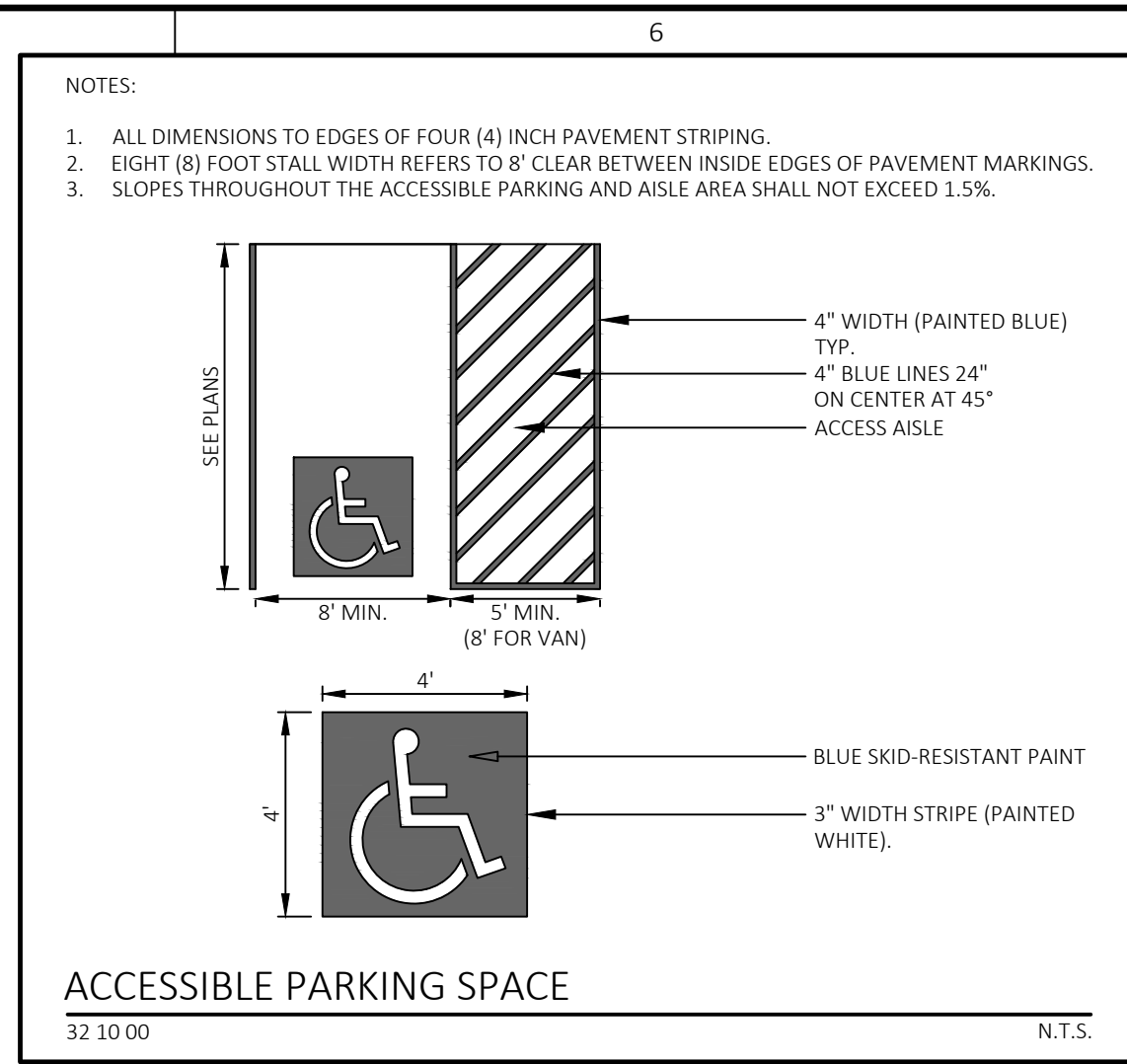
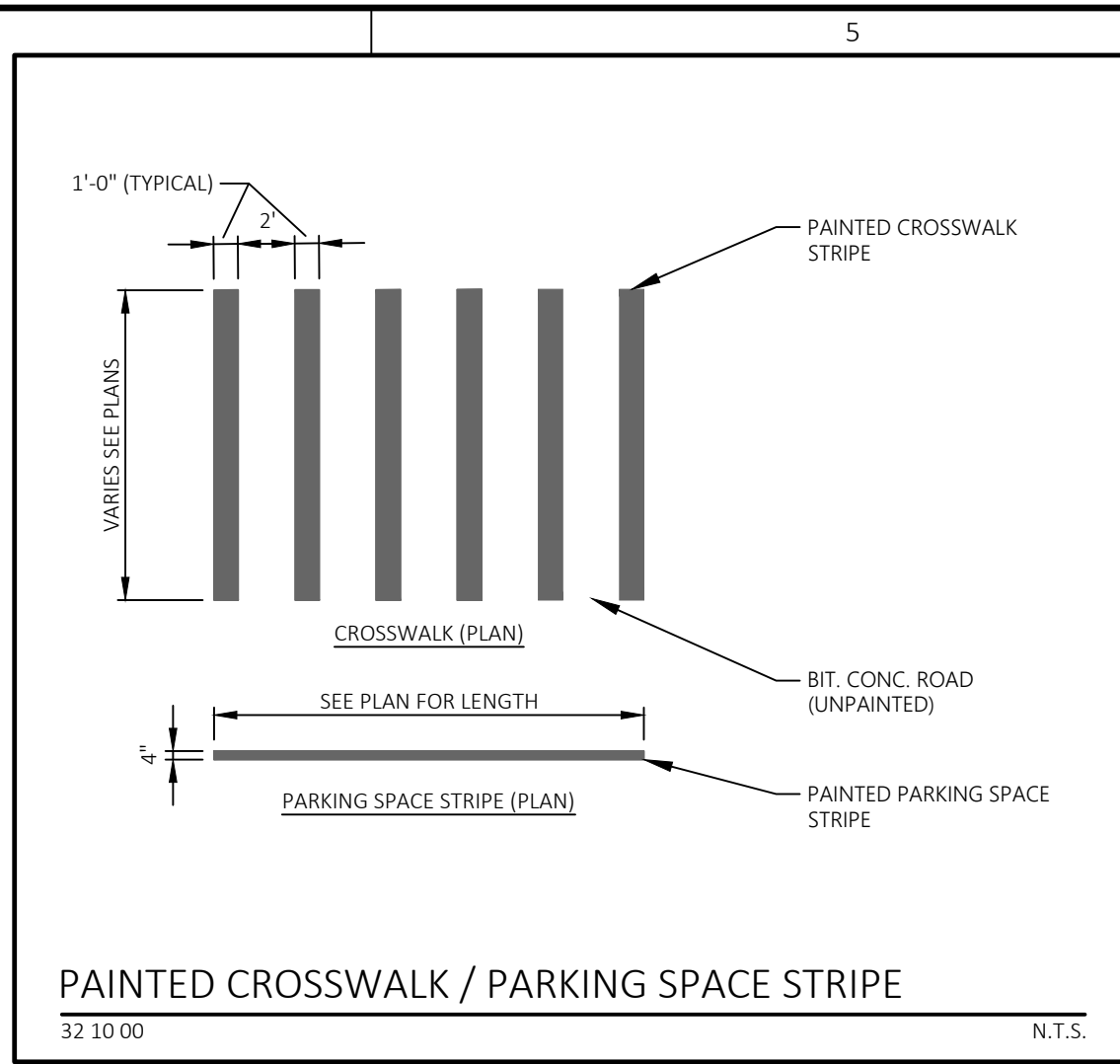
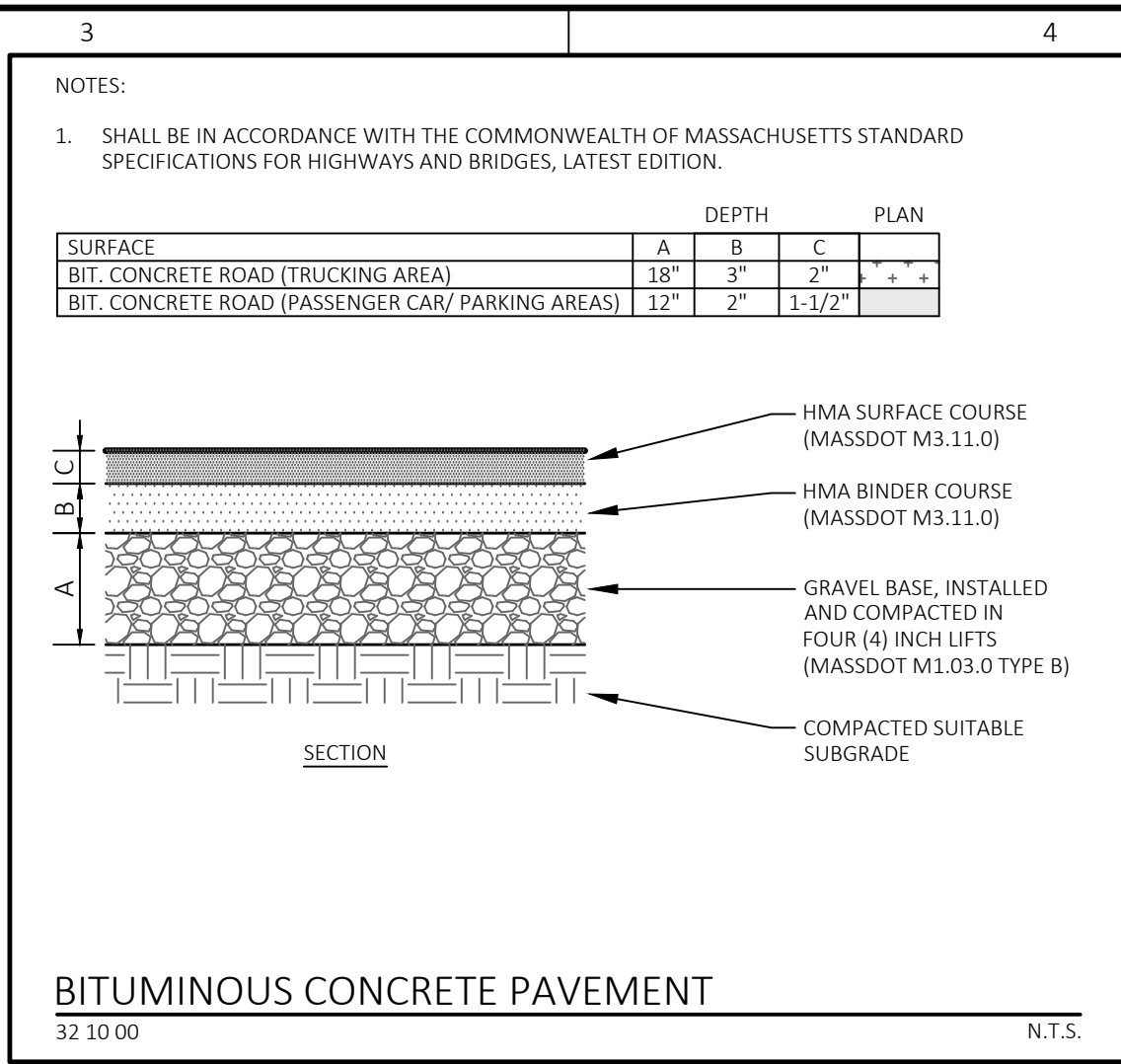
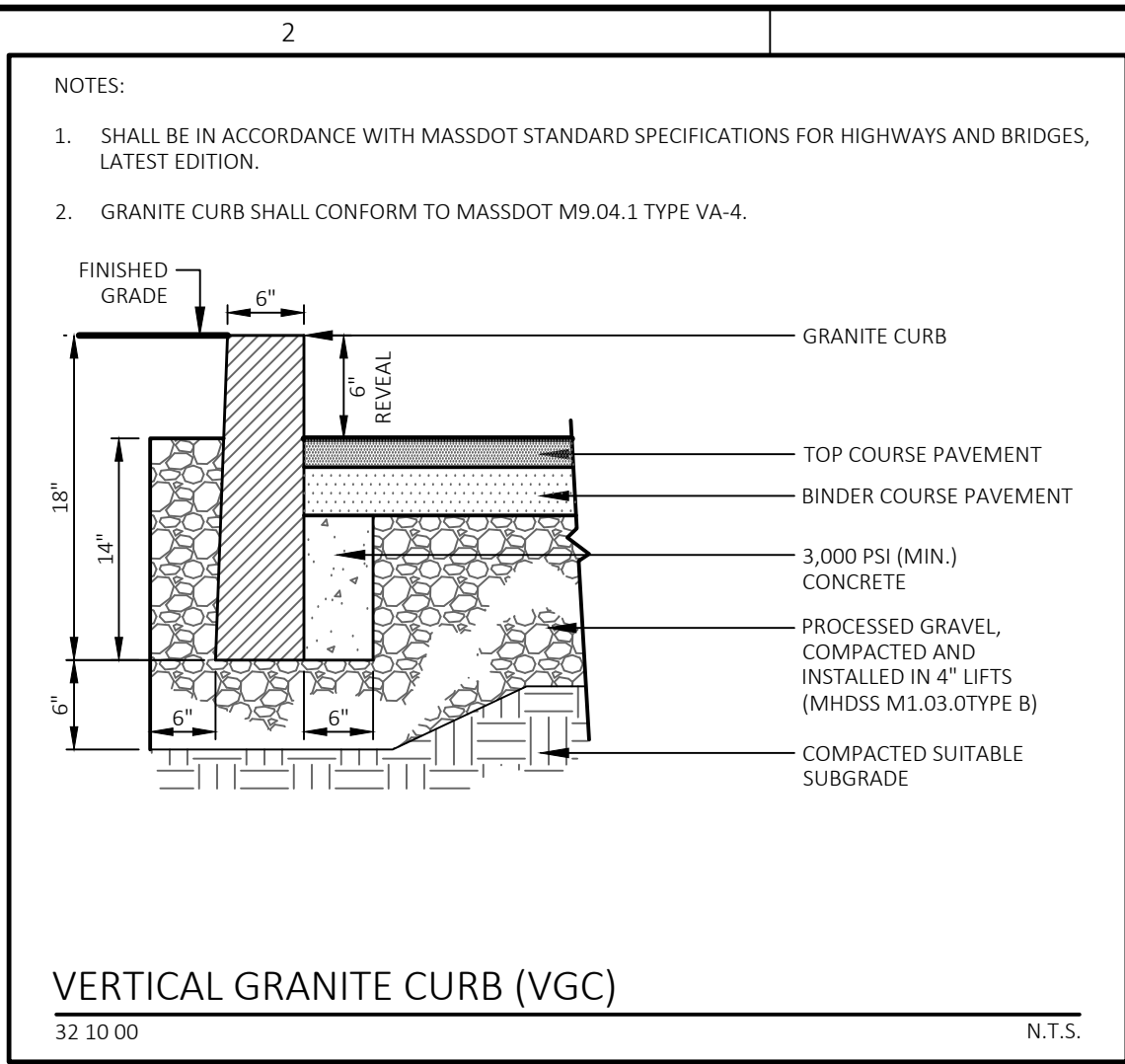
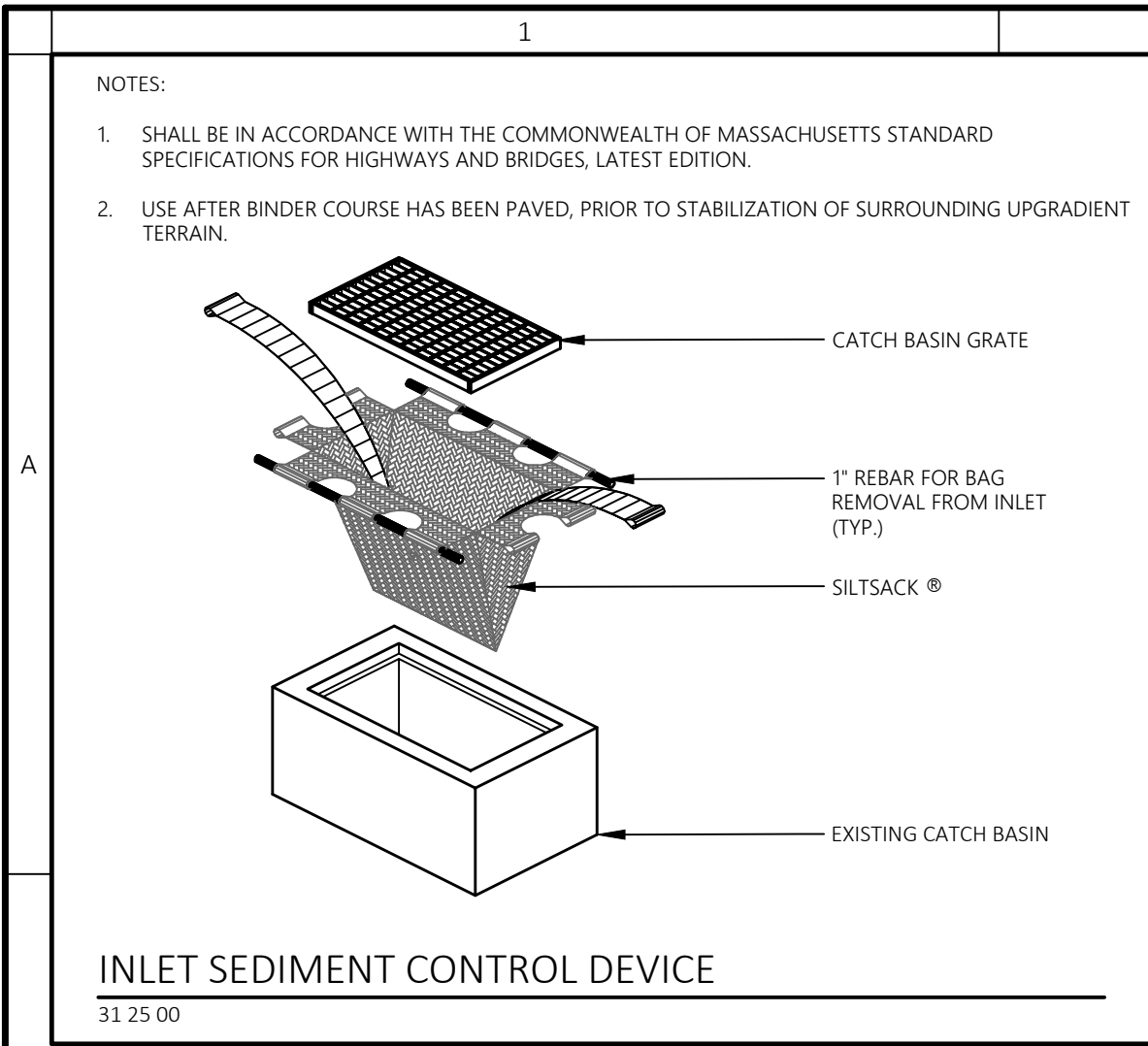
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PROJECT 20012

C-402





LAND DESIGN COLLABORATIVE
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Westborough, MA 01581
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SEE SHEET C-001 FOR ADDITIONAL NOTES, LEGEND AND ABBREVIATIONS.

Project Owner:
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Applicant:
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Title:
Cityside Subaru
740A - 790 Pleasant Street
Belmont, MA (Middlesex County)

Sheet Title:
DETAILS

Town Permits

No:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: JTA
Date:	07/12/2021	Project No.: 20-0007

Sheet No.:
C-403

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HLWPC2

Wallpack* Full Cutoff LED



Category Number	Type
Notes	

- Mechanical**
- Heavy grade A360 cast aluminum (aluminum with < 1% copper)
 - Exterior parts are protected by a zinc-infused Super Durable TFC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering
 - Mounts to a standard junction box
 - Not location listed
 - IP65 rated housing, down light only
 - 1" painted threaded empty 1/4" x 14 NPT on each side and on top, accepts 1/2" and 1/2" conduit
 - 1/2" threaded plugs are painted on each side
 - Warranty listed in 1/2" Super ANSI C136.31
- Electrical**
- Certified by UL (E-477) minimum ambient
 - Rated for -40°F to 140°F minimum ambient
 - A programmable electronic driver with 0-10V control leads
 - Available in: 120-277V 50/60 Hz and 240-480V 50/60 Hz
 - Standard: 3000K, 4000K and 5000K CCT (> 20 dB)
 - Optional: > 80 CRI, DIMM, 4000K and 5000K CCT
 - Internally mounted emergency battery backup for operation in an ambient temperature range from -20°C (-4°F) to 30°C (86°F), available with P30 three 70 performance packages, not EEC compliant
 - All surge protection meets ANSI/IEEE 62.41.2 100V/100A
 - Standard surge protection is 100V/100A per ANSI C136.2
 - Optional surge protection is 100V/30A per ANSI C136.2
- Optical**
- Light engine housing is IP66 rated
 - Aspheric optical system
 - Type IV (E) entry, M (medium), R (rectangle) & W (wide)
 - Asymmetric
- Controls**
- Field adjustable output (AO)
 - Button style photocontrol (PT)
 - Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASH) and high (15-30') (MASH) mounting heights
- Certification and Standards**
- Luminaires CSA listed US and Canada
 - Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
 - Design Lights Consortium (DLC) qualified product, but all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.designlights.org/ QPL to confirm which versions are qualified.
 - UL 79 compliant
 - The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21
- Warranty**
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
- Note:** Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

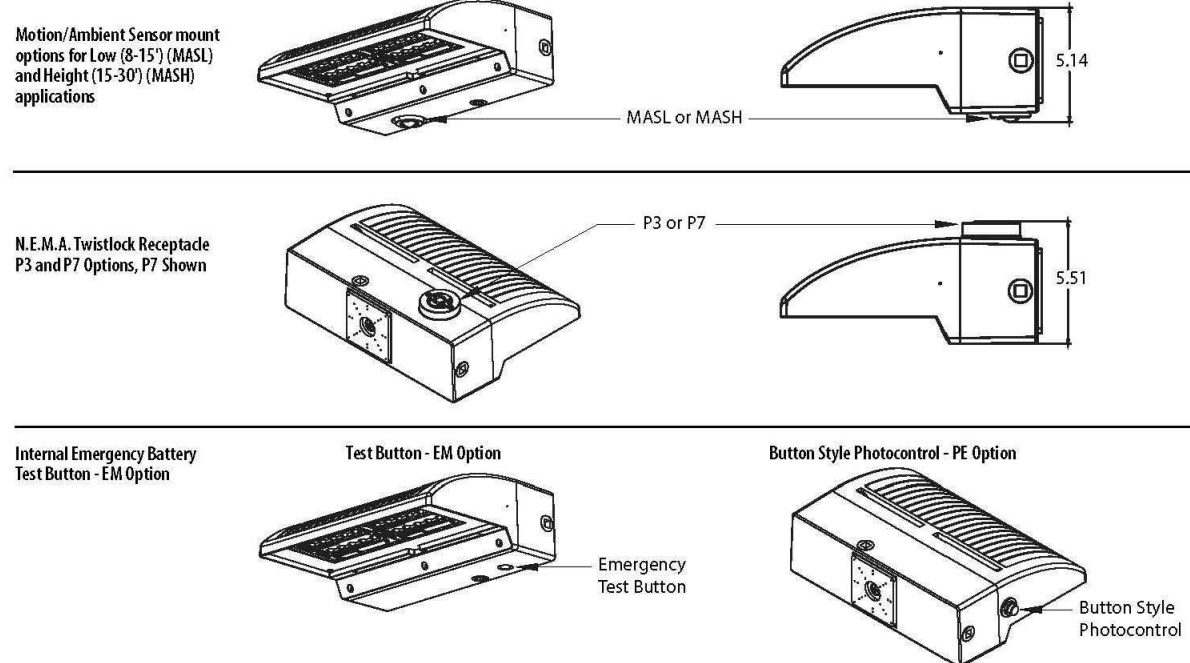
HLWPC2

Wallpack* Full Cutoff LED

Example: HLWPC2 P20 40K AS TSM B2SP									
ORDERING INFORMATION									
Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CB			
HLWPC2	11LM Package	4000K	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Short	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Medium	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Long	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Full	8KSP	Black
HLWPC2	21LM Package	4000K	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Short	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Medium	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Long	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Full	8KSP	Black
HLWPC2	P20	4000K	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Short	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Medium	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Long	8KSP	Black
		4000K CCT	120-277V	AS	Auto-Sensing Voltage	TSM	Type 2 Full	8KSP	Black

Options		
Adjustable Programmable Options		
AO	Field adjustable output	
Control - Photocontrol Options		
PT	Button Style Photocontrol	
P3	N.E.M.A. Twistlock Receptacle Ingress - 3PR	
P7	N.E.M.A. Twistlock Receptacle Ingress - 7PR	
P12	DIN Longpin Twistlock Receptacle for 120V/240V	
PSC	Shorting Cap	
Emergency Options		
EB	Integral Emergency Battery	
TP	Temper Resistant Hardware	
Surge Protection Option - 200V/100A is Standard		
SP	100V/30A Surge Protection, Ingress at 200V/100A	

Options Location



HLWPC2

Wallpack* Full Cutoff LED

Driver & LED Configuration Based on Circuit Options									
Number of LED's / Drivers / Circuit		Single Circuit (SLC)		Two Circuit (2C) options					
		LEDs	Drivers	LEDs	Drivers				
Lumen Maintenance Factor	P10	1	1	-	-				
	P20	1	1	2	2				
	P30	2	1	2	2				
	P40	2	1	2	2				
SPD Based on Circuit Options	P10	1	1	200V/100A	2	2	2	200V/30A	2
	P20	1	1	200V/100A	2	2	2	200V/30A	2
	P30	2	1	200V/100A	2	2	2	200V/30A	2
	P40	2	1	200V/100A	2	2	2	200V/30A	2

SPD Based on Circuit Options									
Number of LED's / Drivers / Circuit		Single Circuit (SLC)		Two Circuit (2C) options					
		LEDs	Drivers	No. of SPDs	SPD	LEDs	Drivers	No. of SPDs	SPD
Lumen Maintenance Factor	P10	1	1	1	200V/100A	2	2	2	200V/30A
	P20	1	1	1	200V/100A	2	2	2	200V/30A
	P30	2	1	1	200V/100A	2	2	2	200V/30A
	P40	2	1	1	200V/100A	2	2	2	200V/30A

Projected LED Lumen Maintenance										
Data references the extrapolated performance projections for the platform tested in 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).										
To calculate LLM, use the lumen maintenance factor that corresponds to the										
Operating Hours (Standard)		0	25,000	30,000	36,000	45,000	50,000	60,000	75,000	100,000
Lumen Maintenance Factor	P10	1	0.98	0.97	0.96	0.96	0.95	0.95	0.94	0.92
	P20	1	0.97	0.95	0.94	0.93	0.92	0.90	0.88	0.85
	P30	1	0.98	0.97	0.96	0.96	0.95	0.95	0.94	0.92
	P40	1	0.97	0.95	0.94	0.93	0.92	0.90	0.88	0.85

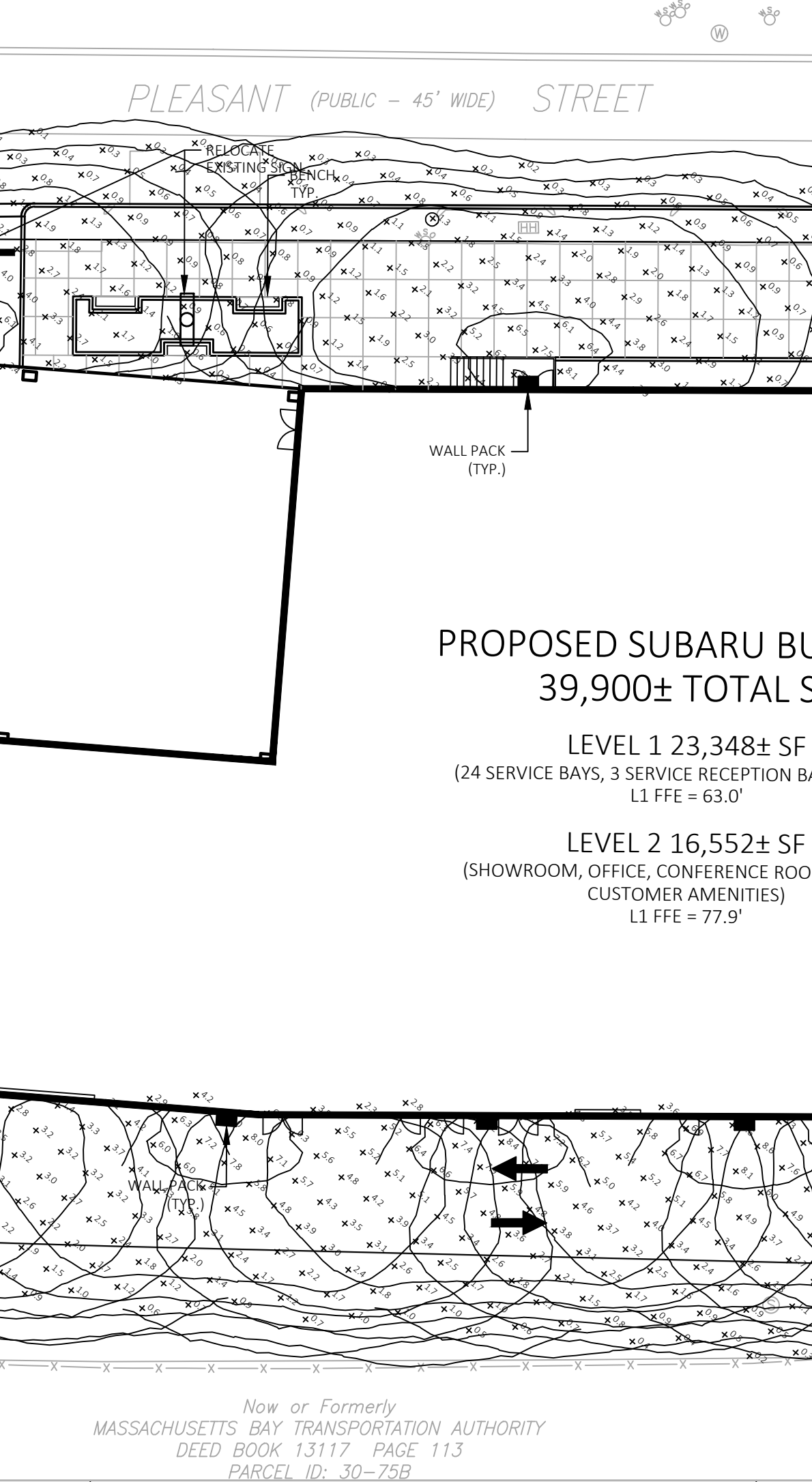
The italicized data is extrapolated beyond the TM-21 standard.											
		(ΔD Option)									
		0	25,000	50,000	75,000	100,000	45,000	50,000	60,000	75,000	100,000
E = (LM × (LI) × (AI) × (LI))	P10	1	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
	P20	1	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
	P30	1	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
	P40	1	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97

Lumen Ambient Temperature (LAT) Multiplier									
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).									
Single Circuit Application									
Ambient	P10	P20	P30	P40	P50				
0°C	32°F	1.02	1.01	1.01	1.01	1.01			
10°C	50°F	1.01	1.01	1.01	1.01	1.01			
20°C	68°F	1.01	1.01	1.01	1.01	1.01			
25°C	77°F	1.00	1.00	1.00	1.00	1.00			
30°C	86°F	0.99	0.99	0.99	0.99	0.99			
40°C	104°F	0.98	0.97	0.97	0.97	0.97			
Optional Two Independent Circuit (2C) Application									
Ambient	P10	P20	P30	P40					
0°C	32°F	1.02	1.02	1.02	1.02				
10°C	50°F	1.01	1.01	1.01	1.01				
20°C	68°F	1.00	1.00	1.00	1.00				
25°C	77°F	1.00	1.00	1.00	1.00				
30°C	86°F	0.99	0.99	0.99	0.99				
40°C	104°F	0.98	0.98	0.98	0.98				

Electrical Load									
Single Circuit Application									
LEDs		Driver Current (mA)	Series Watts (W)	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)
P10	200	28	0.21	0.17	0.12	0.10	0.08	0.06	0.05
	400	56	0.41	0.34	0.24	0.20	0.16	0.12	0.10
	600	84	0.61	0.51	0.36	0.30	0.24	0.18	0.15
	800	112	0.81	0.67	0.48	0.40	0.32	0.24	0.20
P20	400	56	0.41	0.34	0.24	0.20	0.16	0.12	0.10
	800	112	0.81	0.67	0.48	0.40	0.32	0.24	0.20
	1200	168	1.21	1.01	0.72	0.60	0.48	0.36	0.30
	1600	224	1.61	1.34	0.96	0.80	0.64	0.48	0.40
P30	600	84	0.61	0.51	0.36	0.30	0.24	0.18	0.15
	1200	168	1.21	1.01	0.72	0.60	0.48	0.36	0.30
	1800	252	1.81	1.51	1.08	0.90	0.72	0.56	0.45
	2400	336	2.41	2.01	1.44	1.20	0.96	0.72	0.60
P40	800	112	0.81	0.67	0.48	0.40	0.32	0.24	0.20
	1600	224	1.61	1.34	0.96	0.80	0.64	0.48	0.40
	2400	336	2.41	2.01	1.44	1.20	0.96	0.72	0.60
	3200	448	3.21	2.68	1.92	1.60	1.28	0.96	0.80
P50	1000	168	1.21	1.01	0.72	0.60	0.48	0.36	0.30
	2000	336	2.41	2.01	1.44	1.20	0.96	0.72	0.60
	3000	504	3.61	3.01	2.16	1.80	1.44	1.08	0.90
	4000	672	4.81	4.01	2.88	2.40	1.92	1.44	1.20

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename
	A		14	Holophane	HLWPC2 P30 40K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type IV Medium	LED	1	HLWPC2_P30_40K_XX_T4M.LIES

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		14	Holophane	HLWPC2 P30 40K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type IV Medium	LED	1	HLWPC2_P30_40K_XX_T4M.LIES	7750	1	0.92	71	100%	TYPE IV, MEDIUM, BUG RATING: B2 - L0 - G2		



THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

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Project Owner:
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Applicant:
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Title:
Cityside Subaru
740A -



Autobahn Series ATB0 Roadway Lighting

PRODUCT OVERVIEW



Features:

OPTICAL

Same Light Performance is comparable to 70-250W HPS roadway luminaires.
White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.
Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70, Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.
Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL Inman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.
Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scratch coverage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).
Mount arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter.
Provides a 360 vibration ratings per ANSI C136.31.
Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocentral is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.
Premium solid state locking style photocentral - PCL (10 year rated life) Extreme long life solid state locking style photocentral - PCL (10 year rated life).
Multi-level dimming available to provide scheduled dimming as specified by the customer.
Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also allow a single fixture to be flexibly applied in many different applications.

STANDARDS

Designlight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please visit the DLC Qualified Product list at www.designlight.org/DLC to confirm which versions are qualified.
Color temperatures of < 3000K must be specified for International Dark-Sky Association certification.
Rated for -40° to 40° ambient.
CSA Certified to US, and Canadian standards.
Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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Autobahn Series ATB0 Roadway Lighting

ORDERING INFORMATION

Example: ATB0 30LEDE10 MVOLT R2

Series	Performance Packages	Voltage	Optics
ATB0 Autobahn LED Roadway	10BLED70 10B Chips, 700mA Driver 10BLED10 10B Chips, 1000mA Driver 10BLED15 10B Chips, 1500mA Driver 20BLED70 20B Chips, 700mA Driver 20BLED10 20B Chips, 1000mA Driver 20BLED15 20B Chips, 1500mA Driver 30BLED70 30B Chips, 700mA Driver 30BLED85 30B Chips, 850mA Driver 30BLED10 30B Chips, 1000mA Driver 30BLED11 30B Chips, 1100mA Driver 30BLED15 30B Chips, 1500mA Driver	MVOLT Multi-volt, 120-277V 347 347V 480 480V	R2 Roadway Type II R3 Roadway Type III R4 Roadway Type IV R6 Roadway Type V

Options			
Color Temperature (CCT)	UMS-XX	8" Horizontal Arm for Square Pole, Painted to match Fixture	Accessories (field installed):
(Blank) 4000K CCT, 70 CRI Min.	3K 3000K CCT, 70 CRI Min.	UMR-GALV 8" Horizontal Arm for Round Pole, Galvanized	ATB0 LT520 Light Trepass Shield for ATB0 LEM 20
3K 3000K CCT, 70 CRI Min.	5K 5000K CCT, 70 CRI Min.	UMS-GALV 8" Horizontal Arm for Square Pole, Galvanized	ATB0 LT530 Light Trepass Shield for ATB0 LEM 30
Paint (Blank) Gray (Standard)	8K Black	Controls (Blank) 3 Pin NEMA Photocentral Receptacle (Standard)	
8K Black	BZ Bronze	P7 7 Pin Photocentral Receptacle (Dimmable Driver Included)	
DBB Dark Bronze	GI Graphite	NR No Photocentral Receptacle	
WR White		AD Field Adjustable Output	
Surge Protection (Blank) Standard 10kV/5kA SPD		DM 0V-10V Dimmable Driver (Controls by others)	
20 20kV/10kA SPD		ML Multi-Level Dimming	
MP MOV Pack		PCSS Solid State Lighting	
IL SPD with Indicator Light		PH Photocentral (120-277V)	
Terminal Block (Blank) Terminal Block (Standard)		PCL Solid State Long Life Photocentral	
T2 Wired to L1 & L2 Positions		SH Shorting Cap	
Misc. BL External Bubble Level		Packaging (Blank) Single Unit (Standard)	
HS House-Side Shield		UP Job Pack (40/Pallet)	
Nema Label			
UL Not CSA Certified			
UMR-XX 8" Horizontal Arm for Round Pole, Painted to match Fixture			

Warranty: Five year limited warranty. Complete warranty terms located at: www.ael.com/warranty
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values measured under laboratory conditions at 25°C.
Specifications subject to change without notice.
Please contact your sales representative for the latest product information.

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www.american-electric-lighting.com
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Autobahn Series ATB0 Roadway Lighting

PERFORMANCE PACKAGE

Performance Package	Drive Current (mA)	Input Voltage	Optic	3000K CCT, 70 CRI Min.						4000K/5000K CCT, 70 CRI Min.						LLF @ 25°C		
				Lumens	LPW	B	U	G	U	Lumens	LPW	B	U	G	U	LR Hours	LR Hours	LR Hours
10B	285	25	R2	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R3	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R4	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R6	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R2	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R3	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R4	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R6	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R2	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R3	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R4	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
	285	25	R6	2325	102	1	0	1	2394	105	1	0	1	2394	105	0.92	0.92	0.92
20B	350	25	R2	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R3	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R4	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R6	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R2	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R3	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R4	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R6	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R2	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R3	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R4	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
	350	25	R6	2850	120	1	0	1	2850	120	1	0	1	2850	120	0.92	0.92	0.92
30B	420	25	R2	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R3	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R4	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R6	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R2	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R3	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R4	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R6	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R2	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R3	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R4	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
	420	25	R6	3360	120	1	0	1	3360	120	1	0	1	3360	120	0.92	0.92	0.92
38B	500	25	R2	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R3	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R4	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R6	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R2	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R3	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R4	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R6	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R2	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R3	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R4	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92
	500	25	R6	4000	120	1	0	1	4000	120	1	0	1	4000	120	0.92	0.92	0.92









Note: Individual fixture performance may vary.

ATB0 LLD Multiplier	15°C	20°C	25°C	30°C	35°C	40°C
	1.02	1.01	1.00	0.98	0.97	0.95

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C shown in the performance package table by the LLD multiplier for the selected temperature.

AEL American Electric Lighting
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Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens per Lamp	Filename	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes	Description
	A		1	Holophane	HLVPC2 P30 40K XX T3M	LED	1	7604	HLVPC2_P30_40K_XX_T3M.ies	0.92	1	71	100%	TYPE IV, MEDIUM, BUG RATING: B2 - L0 - G2			Wallpack: Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium
	B		4	American Electric Lighting	ATB0 P204 R4 4K		1	12169	ATB0_P204_R4_4K.ies	1	0.92	176	100%	TYPE IV, MEDIUM, BUG RATING: B2 - L0 - G3			Autobahn Small P204 Package Roadway Type IV 4000K/5000K
	C		1	American Electric Lighting	ATB0 P204 R5 4K		1	11899	ATB0_P204_R5_4K.ies	1	0.92	88	100%	TYPE VS, BUG RATING: B4 - L0 - G2			Autobahn Small P204 Package Roadway Type V 4000K/5000K
	D		1	American Electric Lighting	ATB0 P204 R2 4K		1	12409	ATB0_P204_R2_4K.ies	1	0.92	88	100%	TYPE II, MEDIUM, BUG RATING: B3 - L0 - G3			Autobahn Small P204 Package Roadway Type II 4000K/5000K

