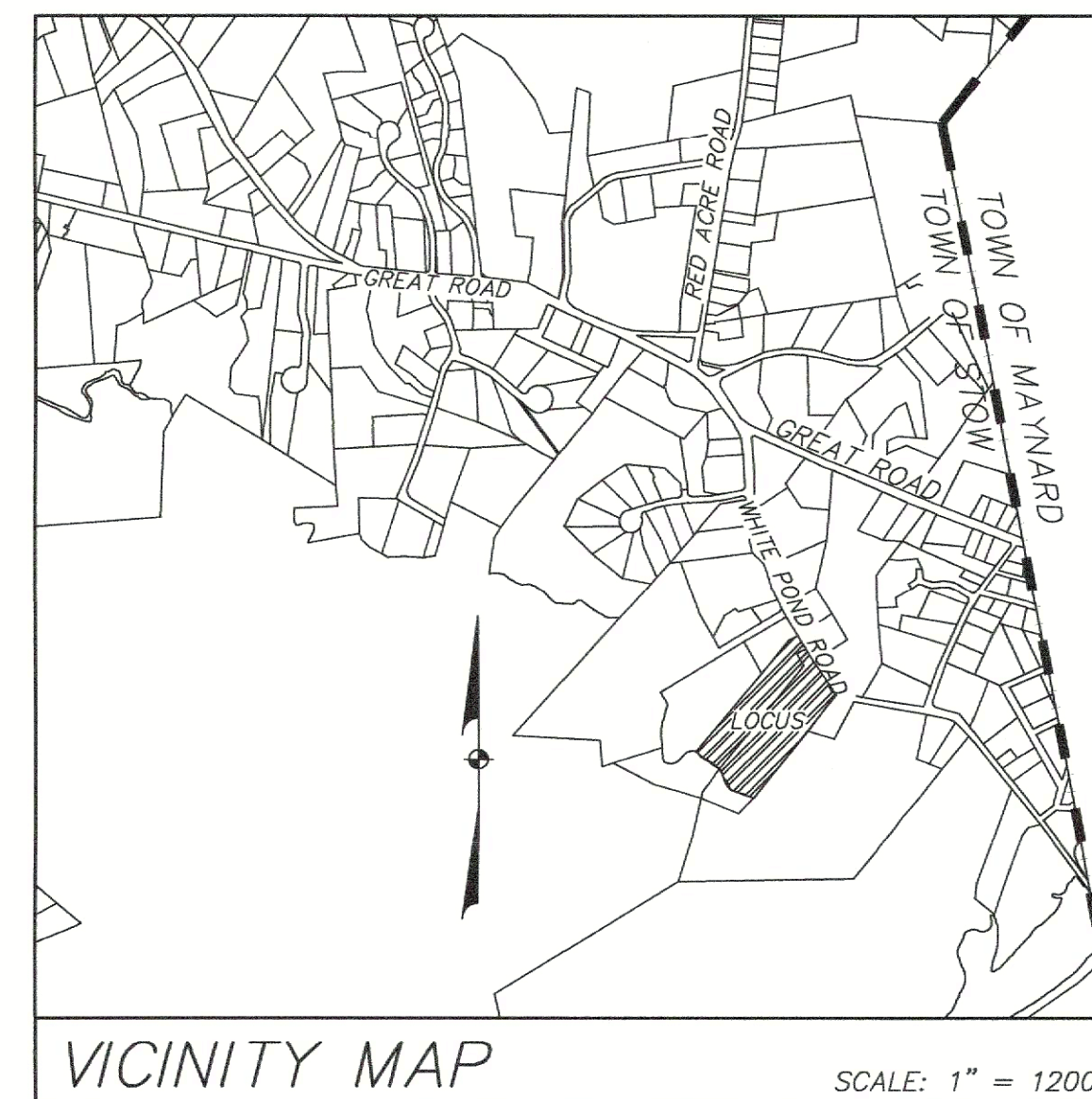


***SITE DEVELOPMENT PLAN  
CONTRACTOR YARD  
65 WHITE POND ROAD  
IN  
STOW, MASSACHUSETTS  
JUNE 16, 2023  
REVISED THROUGH MARCH 11, 2024***



***APPLICANT:***

*BRANSFIELD TREE COMPANY  
JONATHAN BRANSFIELD  
65 WHITE POND ROAD  
STOW, MASSACHUSETTS 01775*

***OWNER***

*MONEY BROOK FARM, LLC  
JONATHAN BRANSFIELD  
65 WHITE POND ROAD  
STOW, MASSACHUSETTS 01775*

***CIVIL ENGINEER & LAND SURVEYOR:***

*HANNIGAN ENGINEERING, INC.  
8 MONUMENT SQUARE  
LEOMINSTER, MASSACHUSETTS 01453  
TEL: (978) 534-1234*

***PLAN INDEX***

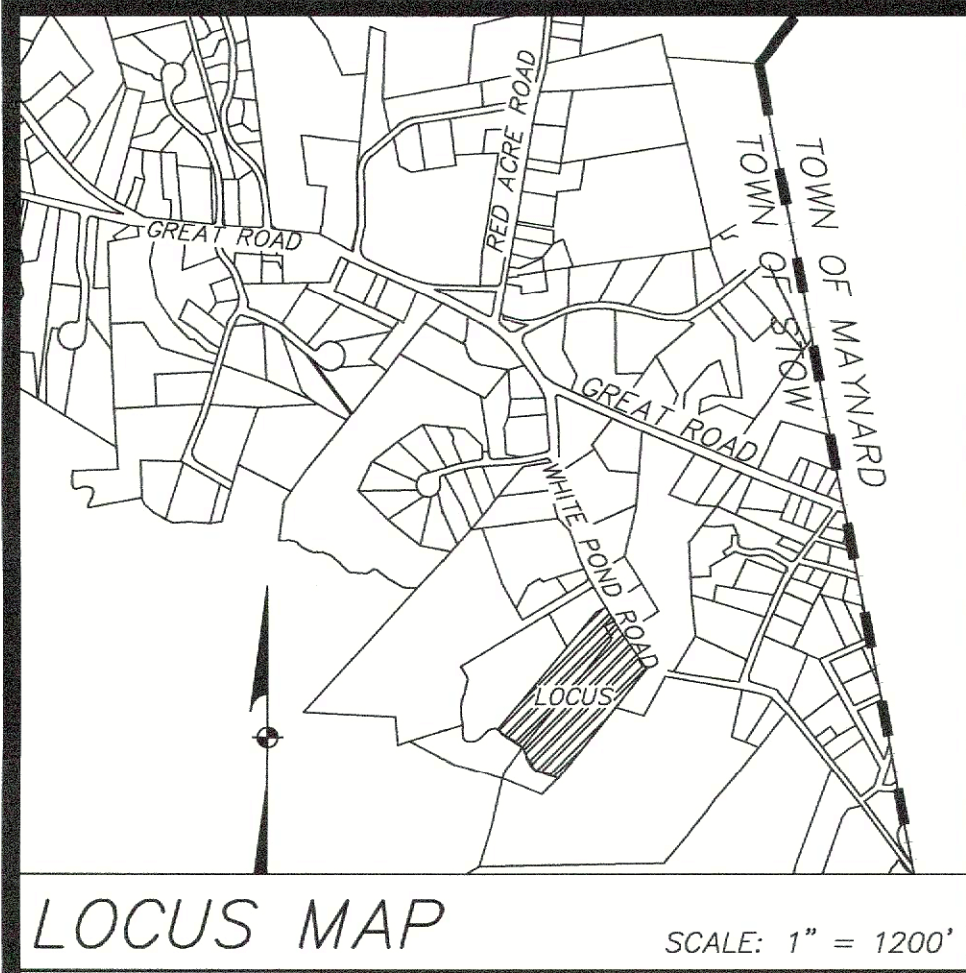
<i>SHEET 1</i>	<i>EXISTING CONDITIONS PLAN</i>
<i>SHEET 2</i>	<i>SITE DEVELOPMENT PLAN</i>
<i>SHEET 3</i>	<i>SIGHT LINE PLAN AND PROFILE</i>
<i>SHEET 4</i>	<i>LIGHTING DIAGRAM</i>
<i>SHEETS 5-7</i>	<i>CONSTRUCTION DETAILS</i>

***PERMITTING SET - NOT FOR CONSTRUCTION***









**APPLICANT**  
BRANSFIELD TREE COMPANY  
65 WHITE POND ROAD  
STOW, MA 01775

**OWNER**  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MA 01775

**PARKING CALCULATIONS**  
INDUSTRIAL USE (CONTRACTOR YARD)  
1 SPACE PER 800 SF

4,000 SF / 800 SF = 5 SPACES  
TOTAL SPACES REQUIRED = 5 SPACES  
TOTAL SPACES PROVIDED = 24 SPACES

N/F  
BENJAMIN H. POULSON  
& MARTIN E. WRIGHT, JR.  
BK. 14360-79  
PLAN NO. 1166 OF 1978  
PARCEL X

N/F  
RONALD JAGIELLO  
& KATHERINE JAGIELLO  
TRUSTEES OF THE  
J & K TRUST  
BK. 21520-468  
PLAN NO. 979 OF 1980  
PARCEL A

## PROJECT INFORMATION

### LAND INFORMATION

MAP/PARCEL: 29/72; 29/73  
DEED BOOK/PAGE: 68258-348  
COMBINED FRONTAGE: 459.44 FT  
COMBINED AREA: 10.33 ACRES±

### ZONING INFORMATION

ZONING DISTRICT:	COMMERCIAL	REQUIRED	PROVIDED
DIMENSIONAL REQUIREMENTS:			
MINIMUM AREA:	40,000 SF	10.33 AC±	
MINIMUM FRONTAGE:	150 FEET	459.44 FT	
MAXIMUM HEIGHT:	N/A	28.16 FT	
MINIMUM SETBACKS:			
FRONT YARD:	50 FT	80.76 FT	
SIDE YARD:	25 FT*	172.64 FT	
REAR YARD:	25 FT*	800 FT±	
MINIMUM OPEN SPACE:	30%	55%	
FLOOR AREA RATIO:	0.30	0.011	

\*50 FT WHEN ABUTTING A RESIDENTIAL DISTRICT

### GENERAL NOTES:

- PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN SEPTEMBER OF 2022. VERTICAL DATUM BASED ON NAVD83.
- AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN FIELD LOCATED IN SEPTEMBER 2022. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSTRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
- NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
- RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF STOW AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
- ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
- ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
- ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
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- STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
- AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
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- THE PROPERTY IS PARTLY WITHIN A 100 YEAR FLOOD PLAIN. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #25017C-0361F, DATED: JULY 7, 2014. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
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2	3/11/2024	PEER/BOARD COMMENT	CMA
1	10/31/2023	PEER/BOARD COMMENT	CMA
NO.	DATE	REVISIONS	BY



## HANNIGAN ENGINEERING, INC.

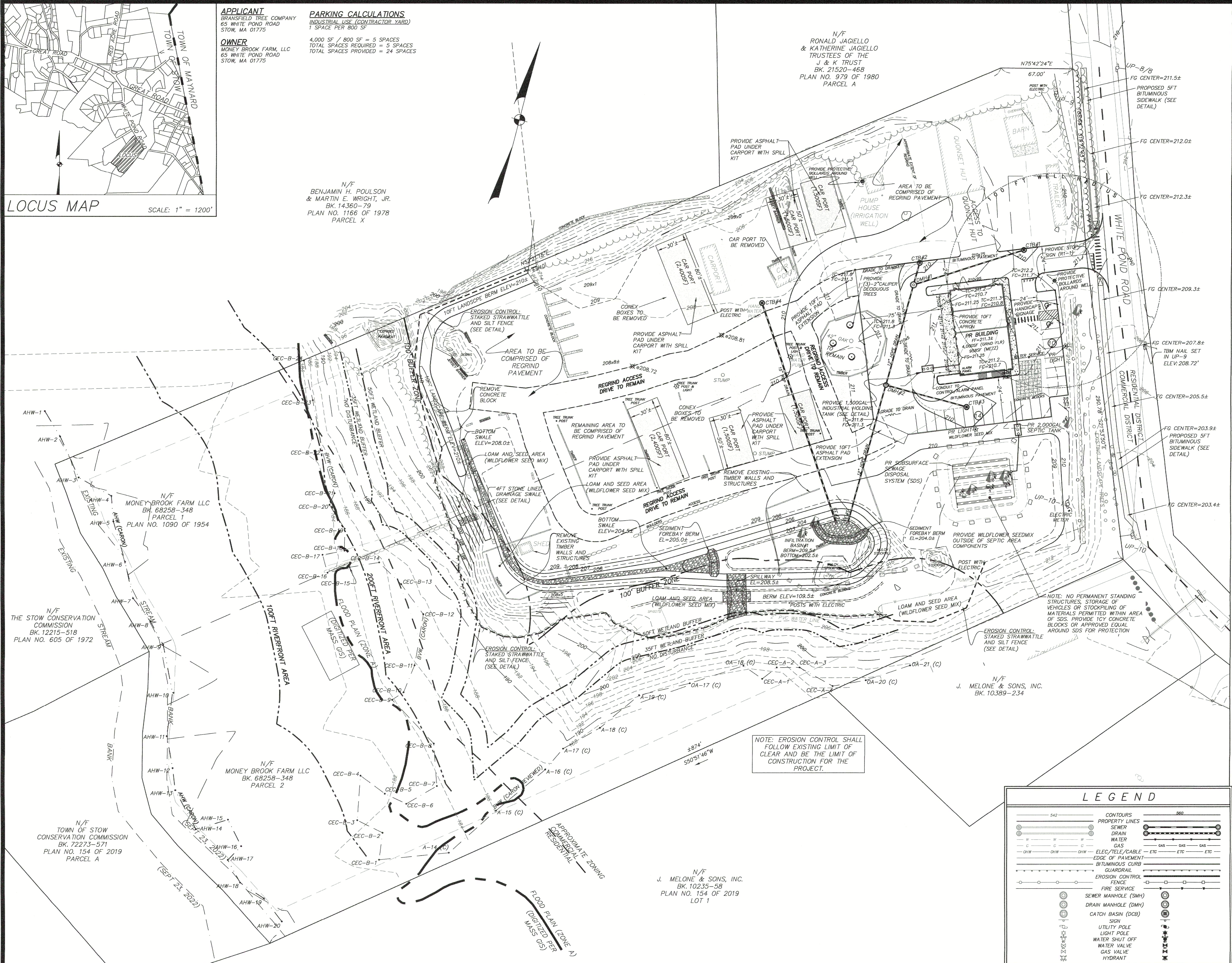
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)  
LEMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)  
www.hanniganengineering.com

## SITE DEVELOPMENT PLAN IN STOW, MASSACHUSETTS

PREPARED FOR:  
JONATHAN BRANSFIELD  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MASSACHUSETTS 01775  
TEL: (978) 760-1882

GRAPHIC SCALE: 1"=40'		
0 10 20 30 40 50 75 100 150	0 5 10 15 20 30 40 50	FEET METERS
CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: JUN 16, 2023
SRV: JHG/HCM	FB: 78-62	JOB NO: 3136
TAB: (2) SDP	SHEET 2 OF 7	PLAN NO: 1-22

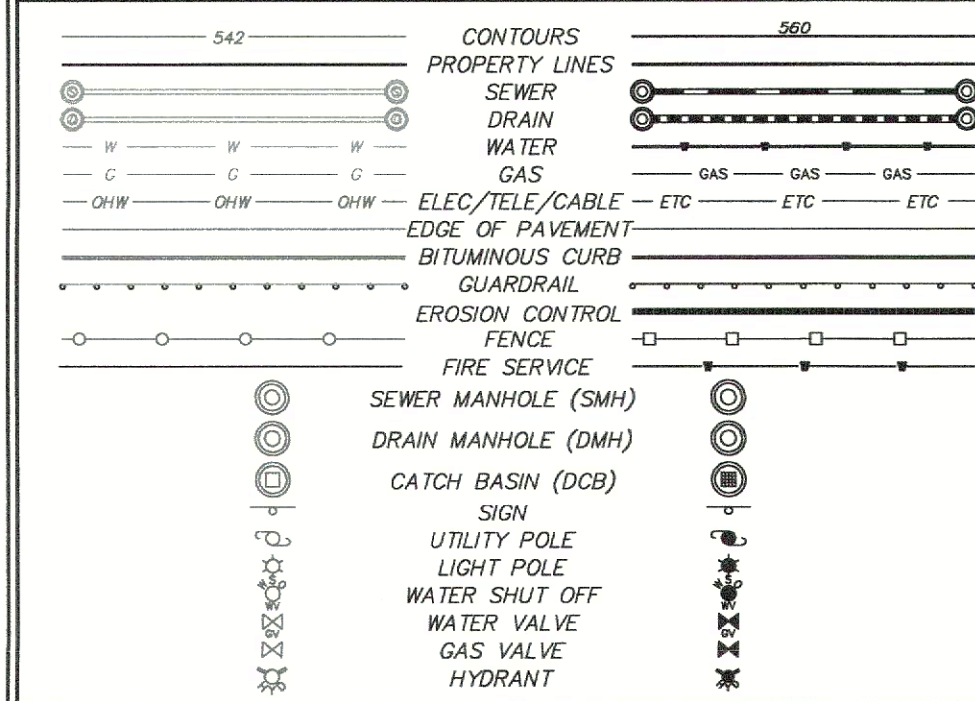


NOTE: EROSION CONTROL SHALL FOLLOW EXISTING LIMIT OF CLEAR AND BE THE LIMIT OF CONSTRUCTION FOR THE PROJECT.

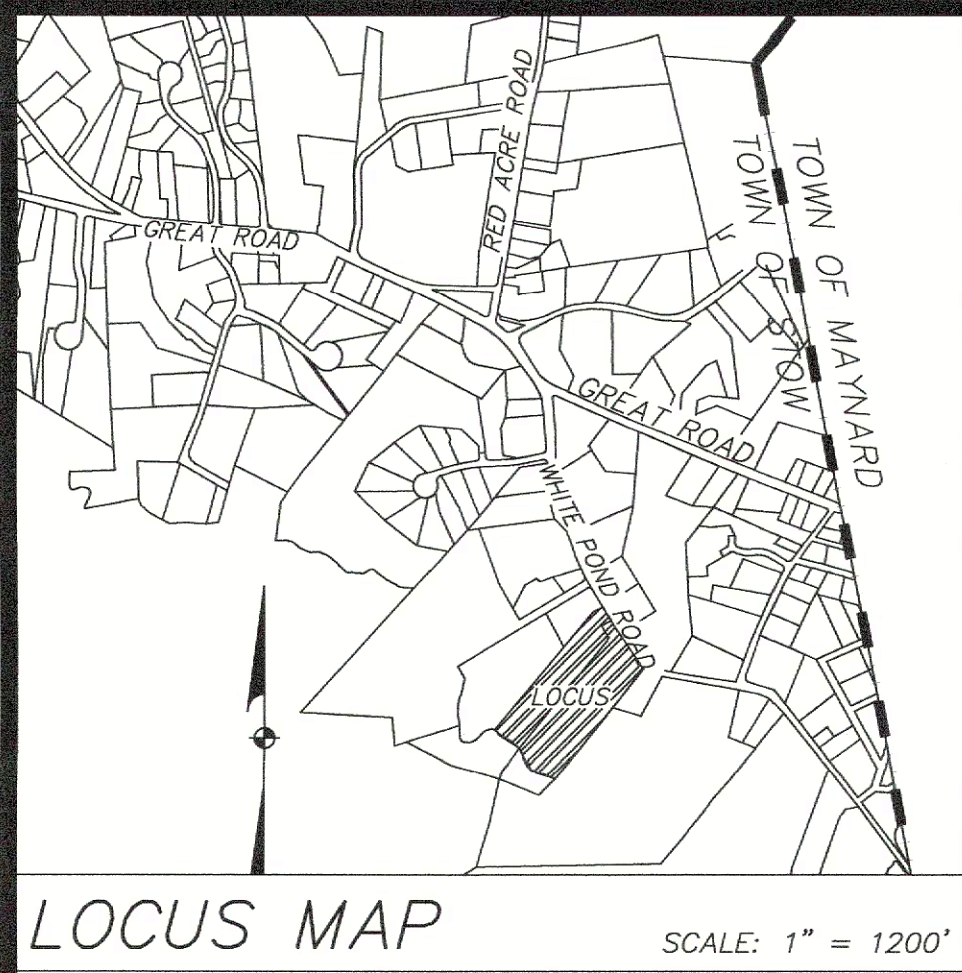
N/F  
J. MELONE & SONS, INC.  
BK. 10235-58  
PLAN NO. 154 OF 2019  
LOT 1

N/F  
J. MELONE & SONS, INC.  
BK. 10389-234

### LEGEND

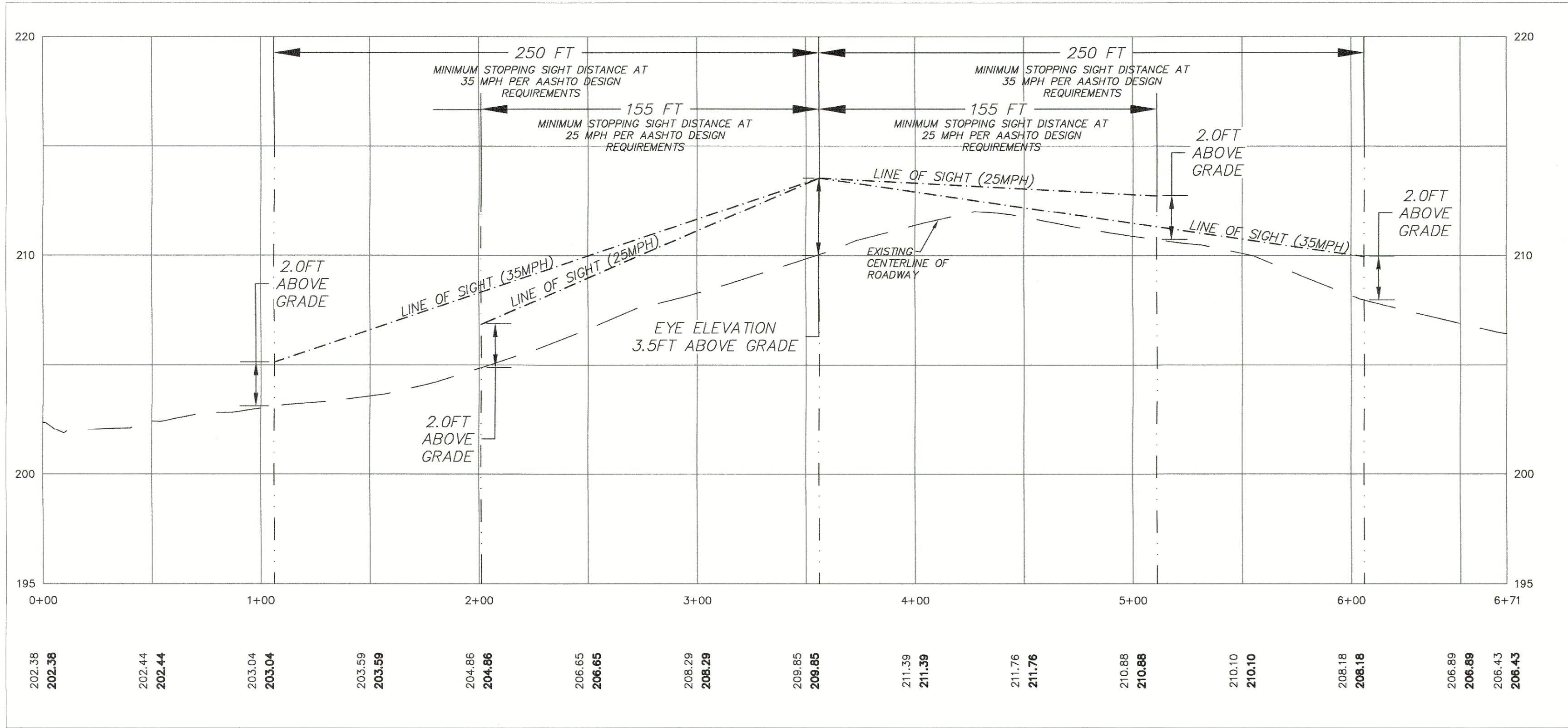




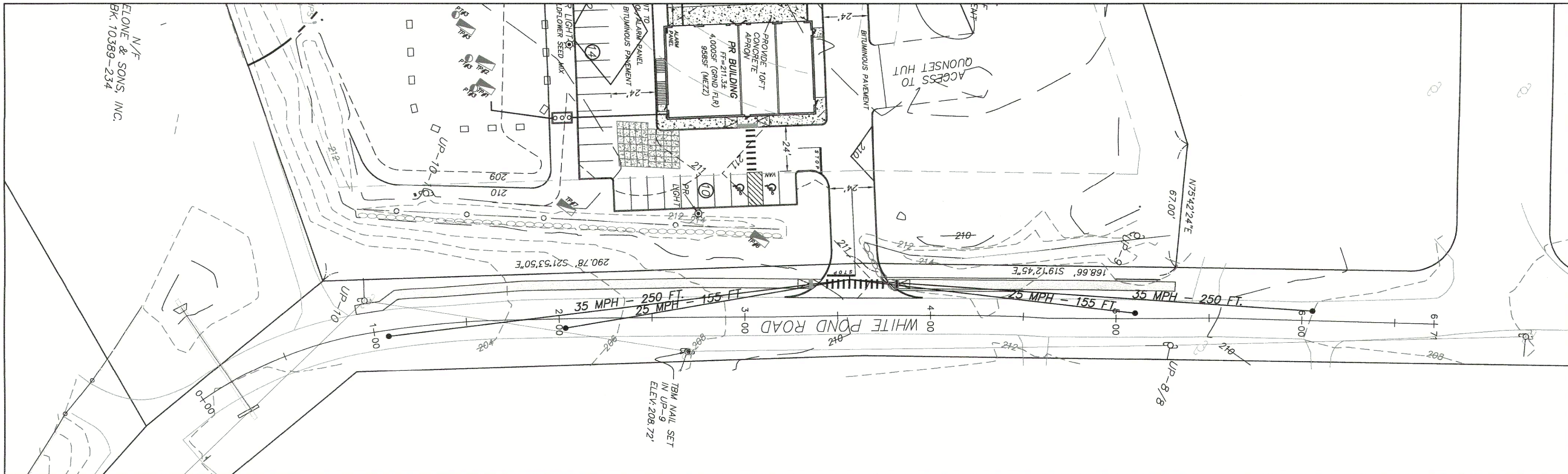


**APPLICANT**  
BRANSFIELD TREE COMPANY  
65 WHITE POND ROAD  
STOW, MA 01775

**OWNER**  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MA 01775



**SITE ENTRANCE SIGHT LINE PROFILE**  
HORIZONTAL SCALE = 1"=40'  
VERTICAL SCALE = 1"=4'



**SITE ENTRANCE SIGHT LINE PLAN**  
HORIZONTAL SCALE = 1"=40'

## PROJECT INFORMATION

### LAND INFORMATION

MAP/PARCEL: 29/72; 29/73  
DEED BOOK/PAGE: 68258-348  
COMBINED FRONTAGE: 459.44 FT  
COMBINED AREA: 10.33 ACRES±

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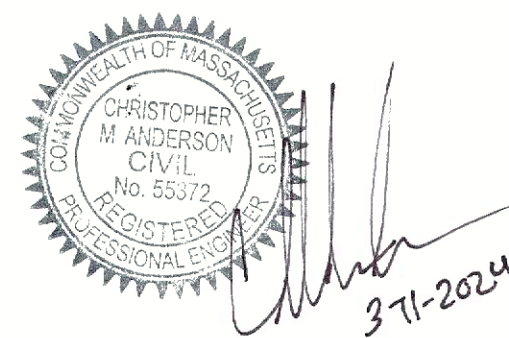
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2	3/11/2024	PEER/BOARD COMMENT	CMA
1	10/31/2023	PEER/BOARD COMMENT	CMA
NO.	DATE	REVISIONS	BY



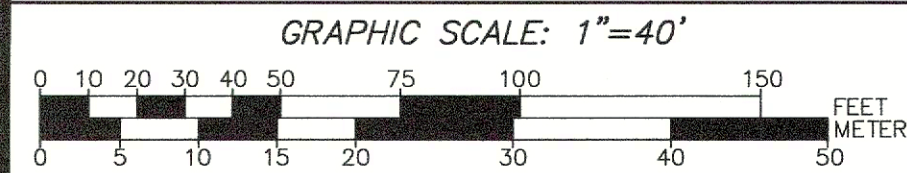
## HANNIGAN ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)  
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)  
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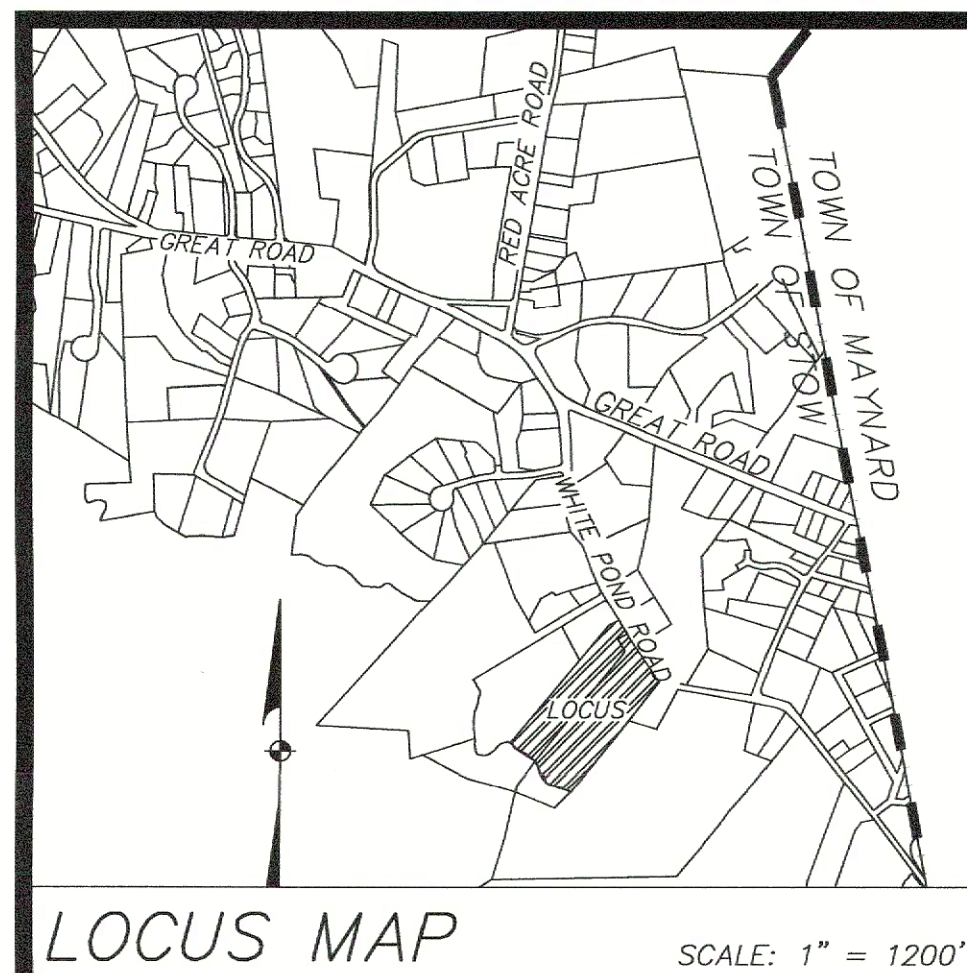
## SIGHT LINE PROFILE & PLAN IN STOW, MASSACHUSETTS

PREPARED FOR:  
JONATHAN BRANSFIELD  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MASSACHUSETTS 01775  
TEL: (978) 760-1882



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: JUN 16, 2023
SRV: JHG/HCM	FB: 78-62	JOB NO: 3136
TAB: (3)SIGHT	SHEET 3 OF 7	PLAN NO: D-1-22





**APPLICANT**  
BRANSFIELD TREE COMPANY  
65 WHITE POND ROAD  
STOW, MA 01775

OWNER  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MA 01775

*LIGHTING NOTE:*

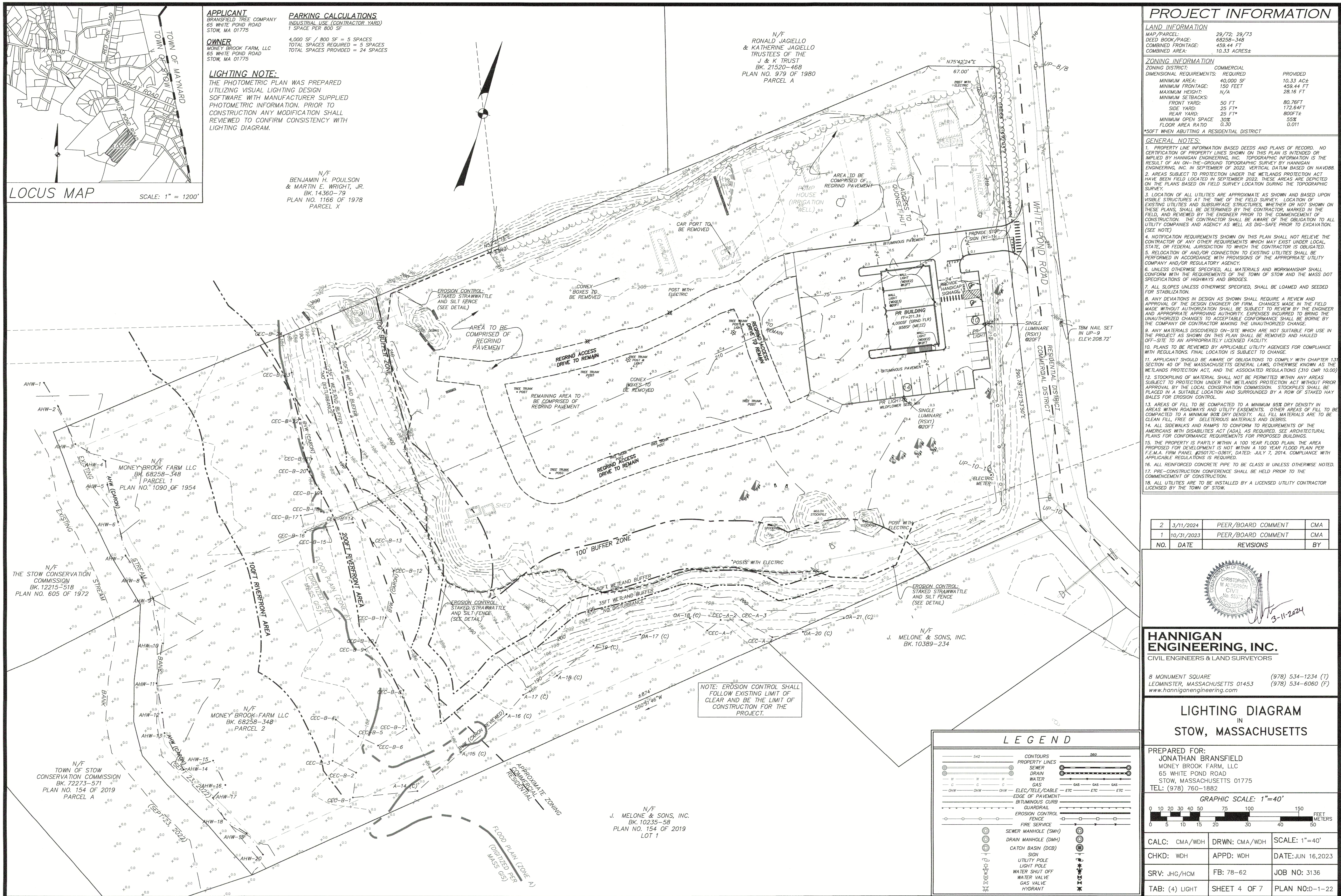
THE PHOTOMETRIC PLAN WAS PREPARED UTILIZING VISUAL LIGHTING DESIGN SOFTWARE WITH MANUFACTURER SUPPLIED PHOTOMETRIC INFORMATION. PRIOR TO CONSTRUCTION ANY MODIFICATION SHALL BE REVIEWED TO CONFIRM CONSISTENCY WITH LIGHTING DIAGRAM.

PARKING CALCULATIONS  
INDUSTRIAL USE (CONTRACTOR YARD)  
 1 SPACE PER 800 SF

4,000 SF / 800 SF = 5 SPACES  
TOTAL SPACES REQUIRED = 5 SPACES  
TOTAL SPACES PROVIDED = 24 SPACES

N/F  
BENJAMIN H. POULSON  
& MARTIN E. WRIGHT, JR.  
BK. 14360-79  
PLAN NO. 1166 OF 1978  
PARCEL X

N/F  
RONALD JAGIELLO  
& KATHERINE JAGIELLO  
TRUSTEES OF THE  
J & K TRUST  
BK. 21520-468  
PLAN NO. 979 OF 1980  
PARCEL A





EROSION & SEDIMENTATION CONTROL PLAN

GENERAL:

- THE PURPOSE OF THIS PLAN IS TO PRESENT A PREVENTIVE METHOD OF CONSTRUCTION TO MINIMIZE THE IMPACT OF THE CONSTRUCTION ACTIVITIES UPON WETLAND AND OTHER SENSITIVE AREAS. THE DATA CONTAINED ON THIS PLAN IS INTENDED TO SUPPLEMENT THE DEVELOPER OR CONTRACTOR'S EXPERTISE AND IS NOT MEANT TO CIRCUMVENT LOGICAL DECISIONS REQUIRED BY A VARIETY OF FIELD CONDITIONS INCLUDING WEATHER AND THE TYPE OF EQUIPMENT AVAILABLE TO THE CONTRACTOR.
- THE CONTRACTOR IS TO CONTRACTOR TO THE REQUIREMENTS AND OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND ITS ASSOCIATED REGULATIONS (310 CMR 1.00). CERTAIN PERMITS IN THE FORM OF AN ORDER OF CONDITIONS, OR OTHER FORMS MAY BE REQUIRED FOR THE CONSTRUCTION AS DEPICTED ON THIS PLAN. THESE PERMITS SHALL BE REVIEWED AND ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL ALSO MAINTAIN COPIES OF ALL PERMITS ON SITE AT ALL TIMES.
- IF CHANGES IN THE PROJECT ARE REQUIRED DUE TO FIELD CONDITIONS THE DEVELOPER/CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER FOR REVIEW OF THESE CONDITIONS. UPON REVIEW, AND PRIOR TO THE IMPLEMENTATION OF ANY CHANGES, THE CONTRACTOR AND THE ENGINEER SHALL MEET WITH THE APPROPRIATE LOCAL AND/OR STATE OFFICIAL, OR ITS AGENT, TO DETERMINE IF THE CHANGE REQUIRES MODIFICATION TO EXISTING APPROVED PERMITS.
- ALTERATION AND/OR DESTRUCTION OF WETLAND AREAS WITHOUT PRIOR CONSENT OF THE CONSERVATION COMMISSION IS PROHIBITED. SILTATION PLUMES, ILLICIT DISCHARGES, OR INADVERTANT ALTERATION SHALL BE CONSIDERED AS ACTIVITIES NOT PERMITTED BY THE ORDER AND SHALL BE REPORTED TO THE CONSERVATION COMMISSION ALONG WITH THE PROPOSED MITIGATIVE MEASURES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL BARRIER UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED. THE REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE ONLY UPON THE APPROVAL OF THE CONSERVATION COMMISSION.
- EROSION AND SEDIMENTATION CONTROL DEVICES, SUCH AS CHECK DAMS, SEDIMENT BASINS, ETC. ARE TO BE INSTALLED AS SHOWN ON THE SITE DEVELOPMENT PLANS WITH ASSOCIATED DETAILS, AS APPROPRIATE.
- CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENTATION PLUMES TO OCCUR ON OR SURROUNDING THE PROJECT. SHOULD NOTICEABLE SEDIMENTATION OCCUR, THE CONTRACTOR BARRIERS, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL MITIGATION MEASURES TO PREVENT FURTHER SEDIMENTATION.
- NO MATERIAL SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF ANY WETLAND AREAS WITHOUT PROPER EROSION AND SEDIMENTATION DEVICES IN PLACE. EQUIPMENT SHALL NOT BE PARKED WITHIN WETLAND OR BUFFER AREAS EXCEPT DURING ACTUAL OPERATIONS REQUIRING SAID EQUIPMENT.
- ACCUMULATED SEDIMENT ALONG EROSION CONTROL BARRIERS SHALL BE PERIODICALLY REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.

EROSION CONTROL METHODS:

- IT IS OF GREAT IMPORTANCE THAT CONCENTRATION OF RUNOFF BE AVOIDED IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT.
- THE PRIMARY EROSION CONTROL METHOD TO BE UTILIZED IS TO LIMIT THE AREA OF DISTURBANCE DURING CONSTRUCTION ACTIVITIES. THIS IS ACCOMPLISHED BY PROMPT STABILIZATION OF DISTURBED AREAS UPON COMPLETION OF SEQUENCES OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL DEVICES SUCH AS HAY BALES, SILT FENCES, DIVERSION BERMS, ETC. SHALL BE UTILIZED FOR THE PROTECTION OF THE AREAS BEYOND THE LIMIT OF CONSTRUCTION.

DEMARCATON OF SENSITIVE AREAS:

- IT IS RECOMMEND THAT BARRIERS BE PLACED ON THE SITE TO CONTROL THE LIMITS OF THE DISTURBANCE. AS AN EXAMPLE, HAY BALE BARRIERS PROVIDE SUCH DEMARCATON AND OTHER METHODS SUCH AS LOG BARRIERS, ROPE WITH FLAGGING, ETC. MAY BE UTILIZED.
- CARE SHOULD BE TAKEN IN THE OPERATION OF EQUIPMENT, SUCH THAT ONLY THE MINIMUM AREA NEEDED TO BE ALTERED IS DISTURBED.

ACCESS:

- ACCESS TO THE SITE SHALL BE MADE IN THE AREA OF A PERMANENT DRIVEWAY OR ROADWAY UNLESS DOING SO WOULD RESULT IN A TRAFFIC HAZARD.
- AN AREA OF CRUSHED STONE SHALL BE PLACED AT THE DRIVEWAY ENTRANCE TO INSURE THAT MUD IS NOT TRACKED ONTO THE EXISTING ROAD (SEE CONSTRUCTION ENTRANCE DETAIL). IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE PROMPTLY REMOVED.
- LABORERS VEHICLES SHALL BE PARKED IN A DESIGNATED AREA AS TO MINIMIZE DISTURBED SURFACES AND TO INSURE THAT RUTS ARE NOT CREATED AND WHICH COULD CARRY WATER TO A WETLAND OR OTHER SENSITIVE AREA.
- SUITABLE MEASURES SHALL BE TAKEN TO INSURE THAT LARGE DELIVERY TRUCKS SERVING THE SITE DO NOT DAMAGE TO AREAS OF EXISTING VEGETATION OR CAUSE DISTURBANCE TO STABILIZED AREAS.

ORDERLY CONSTRUCTION PROCEDURES:

- THE CONTRACTOR SHALL PERFORM SITE CONSTRUCTION IN A MANNER WHICH WILL INSURE THE STABILIZATION OF AREAS IN PROXIMITY OF OR TRIBUTARY TO WETLAND AREAS AS SOON AS POSSIBLE.
- EROSION CONTROL DEVICES SUCH AS HAY BALE BARRIERS, SILT FENCES AND MULCH SHALL BE BROUGHT TO THE SITE AND STOCKPILED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AREAS FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS. CONSTRUCTION DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE FOR AN EXTENDED PERIOD OF TIME.

CLEARING:

- LAND CLEARING SHALL BE PERFORMED IN PHASES CONSISTENT WITH ACTUAL CONSTRUCTION REQUIREMENTS. FINAL LAND CLEARING SHALL BE LIMITED TO RETURN TO GRADE SLOPES.
- TREES SHALL BE CUT AND STUMPS GROUND IN PLACE TO EXISTING GRADE TO MAINTAIN SOIL STABILIZATION.
- BRUSH AND BRANCHES SHOULD BE CHIPPED AND UTILIZED FOR WOOD MULCH IF PRACTICAL.
- VEHICLES UTILIZED IN THE CLEARING OPERATION SHOULD NOT TRAVERSE WETLANDS OR FLOWING BROOKS OR STREAMS WITHOUT PRIOR APPROVAL FROM THE LOCAL CONSERVATION COMMISSION OR AGENT.

GRUBBING AND STRIPPING:

- TOP SOIL SHALL BE RETAINED FOR LANDSCAPING PURPOSES.
- GRUBBING AND STRIPPING OF SLOPES LEADING TO WETLAND AREAS SHOULD NOT BE UNDERTAKEN DURING PERIODS OF INTENSE RAINFALL.
- TOP SOIL STOCKPILE LOCATIONS ARE DEPICTED ON THE SITE DEVELOPMENT PLAN, THE EROSION CONTROL PLAN, AND/OR THE CONSTRUCTION PHASING PLAN AND SHALL BE ADHERED TO.
- WHEN WORKING IN THE VICINITY OF WETLANDS, TOP SOIL SATURATED WITH WATER SHALL BE REMOVED, AND CONTAINED PRIOR TO BEING USED.
- AREAS LEADING TO WETLANDS SHALL HAVE HAY BALE BARRIERS INSTALLED ACROSS THEM IN ARCS POINTING DOWN THE HILL AT INTERVALS SUFFICIENT TO MITIGATE RUNOFF CARRYING SEDIMENT. DURING PERIODS OF INTENSE RAINFALL, OR IF THE PROJECT IS TO BE LEFT FOR A PERIOD OF TIME, CONSIDERATION SHOULD BE GIVEN TO SUPPLEMENT HAY BALE BARRIERS WITH EITHER CRUSHED STONE OR ARMORED BARRIERS. CONSIDERATION MAY ALSO BE GIVEN TO DIVERTING RUNOFF INTO TEMPORARY SEDIMENTATION CONTROL AREAS.
- WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.

ROUGH GRADING:

- THE ROUGH GRADING OF THE ROADWAY SHALL FOLLOW THE FILL AND EXCAVATION SEQUENCES, RESULTING IN SLOPES BEING MAINTAINED AWAY FROM WETLANDS AND SENSITIVE AREAS AS MUCH IS PRACTICAL.
- DURING THIS PROCESS THE EROSION POTENTIAL IS HIGH. SUFFICIENT EROSION CONTROL BARRIERS SHOULD BE KEPT IN PROXIMITY TO THE WORK AREA TO ALLOW QUICK ACTION SHOULD EROSION BECOME AN ISSUE AND TO INSURE THAT NO SEDIMENT REACHES WETLANDS OR OTHER SENSITIVE AREAS.
- IN AREAS OF CUT AND/OR FILL WHERE SLOPES COULD DIVERT WATER TOWARD WETLAND AREAS, DIVERSION TRENCHES AND/OR SWALES SHOULD BE CONSIDERED AND IMPLEMENTED TO DIVERT WATER AWAY FROM THESE AREAS.
- STEEP SIDE SLOPES IN EXCAVATION OR FILL SHOULD BE AVOIDED.
- DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING OR RIPRAPPED IMMEDIATELY AFTER THE FINISH GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED BY HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH APPROPRIATE SECURING DEVICES.
- A GROUND COVER SUFFICIENT TO RETAIN SOILS IN A STABILIZED CONDITION MUST BE PROVIDED WITHIN 14 WORKING DAYS, SEASON PERMITTING, ON ANY PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

DRAINAGE:

- IF DRAINAGE PIPES OR SWALES ARE TO BE INSTALLED, THEY SHALL BE CONSTRUCTED FROM DOWNSTREAM UP AND CONSTRUCTION SHALL INCLUDE THE PLACEMENT OF OUTFALL RIPRAP AND OTHER MITIGATIVE MEASURES SHOWN ON THE PLAN.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, HAY BALES OR OTHER SUITABLE METHODS TO ENTRAP SEDIMENT SHALL BE PLACED DOWNSTREAM.
- THE TOP OF EMBANKMENTS SHALL BE STABILIZED IMMEDIATELY, MULCHED AND TACKED DOWN BY SUITABLE MEANS.
- IF THE PROPOSED ROADWAY IS NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

WATER SUPPLY:

- IF MUNICIPAL WATER SUPPLY IS TO BE UTILIZED, CARE SHOULD BE TAKEN TO INSURE THAT THE TRENCH DOES NOT DIVERT RUNOFF WATER TO A WETLAND AREA OR ONTO A ROAD WHERE IT WILL BE CARRIED INTO A WETLAND OR SENSITIVE AREA.
- IF PRIVATE ON-SITE WELLS ARE PROPOSED, CARE SHOULD BE TAKEN IN THE CONSTRUCTION OF THE WELL TO INSURE THAT DRILLING FLUID DOES NOT DISCHARGE TO A STREAM, WETLAND OR SENSITIVE AREA.
- WELL DRILLING OPERATIONS SHALL BE SUCH THAT WETLANDS ARE NOT DISTURBED AND THE INSTALLATION OF THE WATER LINE WILL NOT DIRECT WATER TOWARDS A WETLAND AREA.

SUBSURFACE SEWAGE DISPOSAL SYSTEMS:

- THE EXCAVATION AND FILL SEQUENCE SHALL BE UTILIZED IN THE CONSTRUCTION OF THE SOIL ABSORPTION SYSTEMS AND THOSE SPECIFICATIONS PURSUANT TO THE LATEST VERSION OF THE STATE ENVIRONMENTAL CODE, TITLE 8 OR ANY LOCAL REQUIREMENTS.
- LIMITED AMOUNTS OF MATERIALS SHALL BE STOCKPILED ON SITE FOR ON SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION AND SHOULD BE DELIVERED IN A TIMELY MANNER SO THAT THEY MAY BE IMMEDIATELY UTILIZED IN CONSTRUCTION.
- THE ON SITE SEWAGE DISPOSAL SYSTEM, ONCE INSPECTED, SHALL BE PROMPTLY BACK FILLED AND THE AREA STABILIZED ON EITHER A TEMPORARY OR PERMANENT BASIS.

BUILDING CONSTRUCTION:

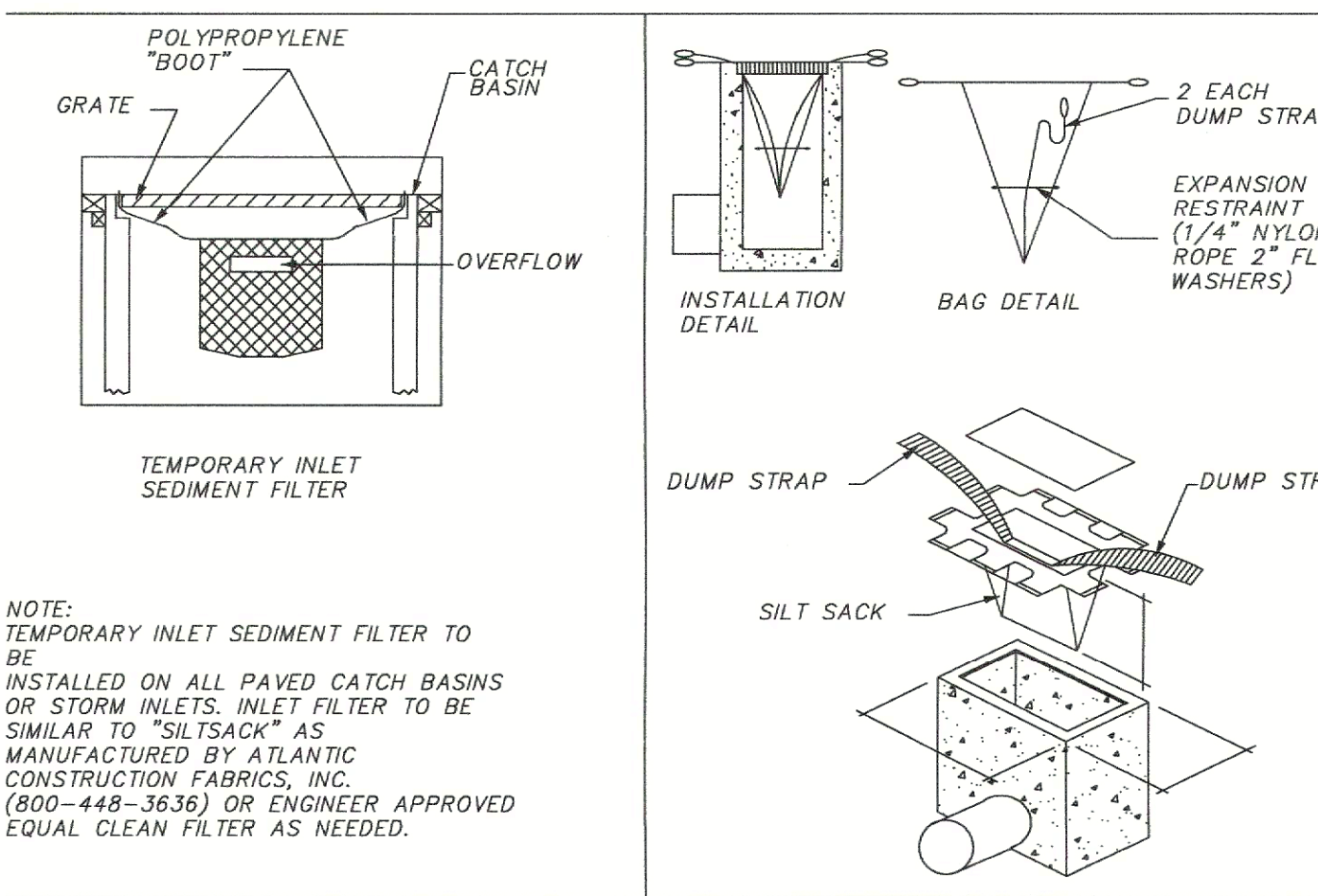
- DURING THE CONSTRUCTION OF BUILDINGS, MATERIALS SHALL BE STOCKPILED IN A MANNER AS NOT TO DIVERT OR CONCENTRATE RUNOFF IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT.
- THE LOT SHOULD BE KEPT LITTER FREE.
- NO FUELS, SOLVENTS, PAINTS, ETC. SHALL BE STORED ON SITE. THESE PRODUCTS SHALL BE REMOVED FROM THE SITE EACH EVENING AND RETURNED THE FOLLOWING DAY.
- BURIAL OF MATERIALS OR CONSTRUCTION DEBRIS IS PROHIBITED.
- PLASTERERS AND PAINTERS SHALL BE INFORMED THAT DISCHARGE OF LIQUIDS INTO A WETLAND OR RESOURCE AREA IS PROHIBITED.

LANDSCAPING:

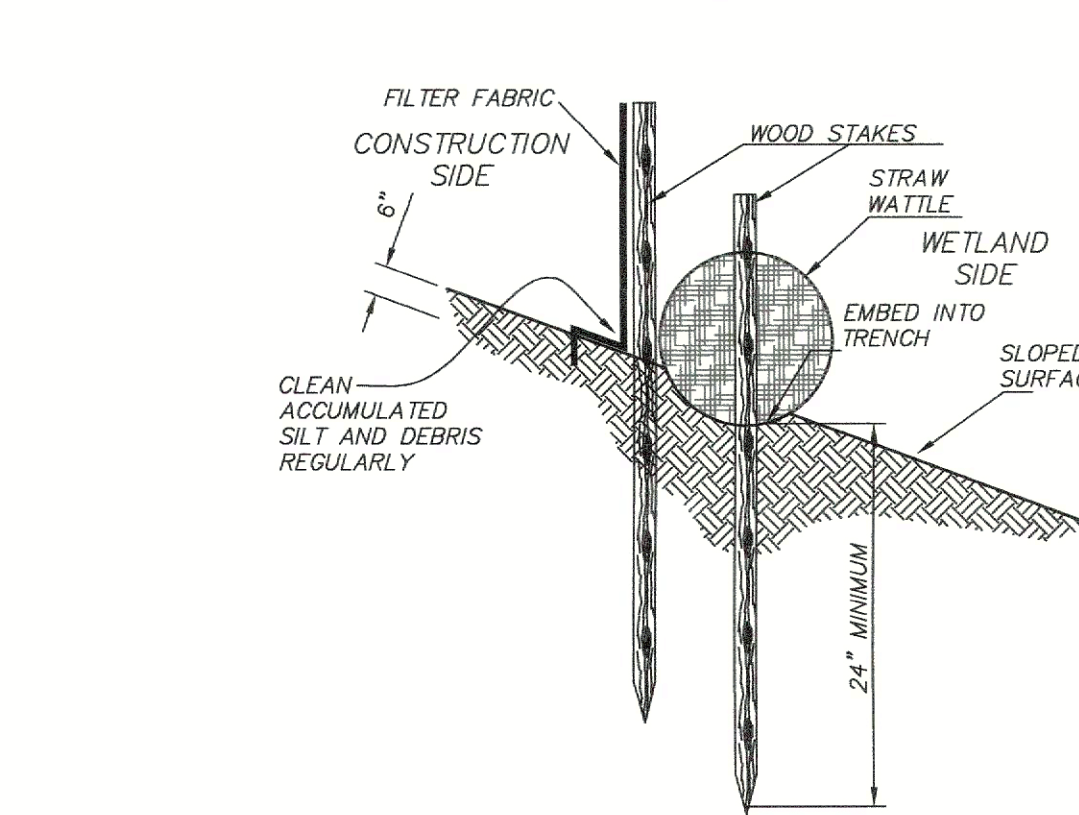
- LANDSCAPING OF AREAS SHOULD OCCUR AS SOON AS POSSIBLE.
- IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT PERMIT THE ESTABLISHMENT OF VEGETATION, TEMPORARY HAY MULCH, OR OTHER MEANS OF STABILIZATION SHALL BE PERFORMED.
- USE OF HERBICIDES MAY BE SUBJECT TO OTHER REGULATIONS.
- CARE SHOULD BE TAKEN WITH FERTILIZERS SUCH THAT THEY ARE NOT CARRIED TO A WETLAND OR SENSITIVE AREA.
- TRUNKS OF TREES SHOULD NOT BE COVERED WITH MORE THAN TWO (2) INCHES OF SOIL.
- STUMPS SHALL BE GROUND DOWN INTO A WOOD MULCH AND UTILIZED OR REMOVED FROM THE SITE.

CREATION OF DETENTION BASIN:

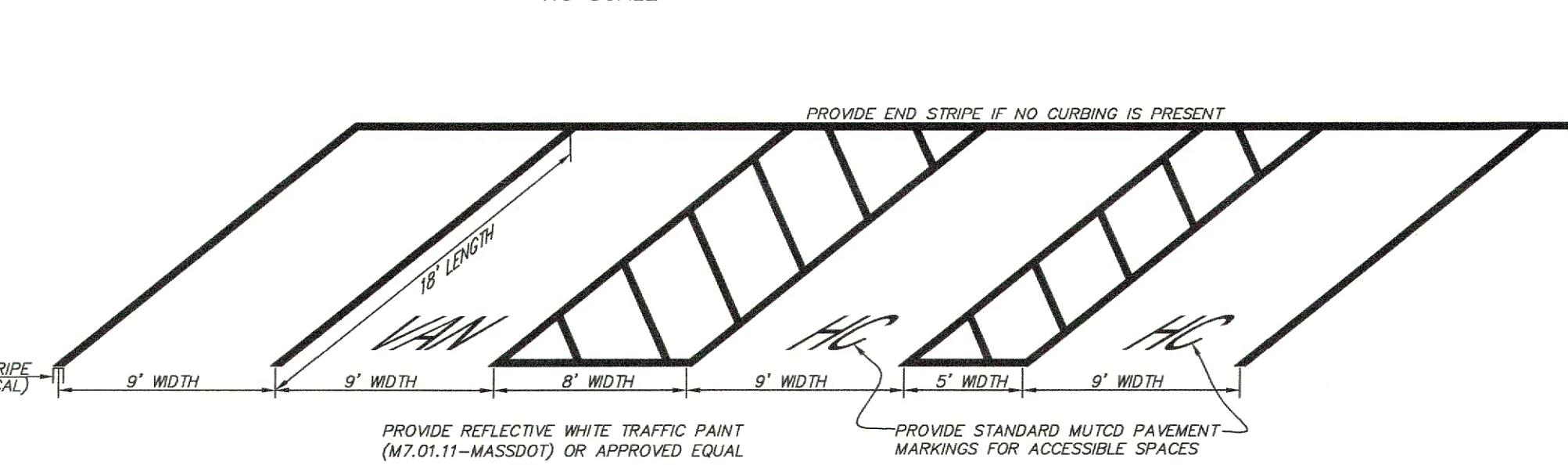
- THE DETENTION BASIN HAS BEEN PLACED AS A SEPARATE ITEM TO EMPHASIZE THE IMPORTANCE OF EROSION CONTROL DURING ITS CONSTRUCTION.
- THE PRIMARY EROSION CONTROL METHOD FOR BASIN CONSTRUCTION, AS WELL AS FOR THE SITE IS THE RAPID STABILIZATION OF ALL SURFACES. SECONDARY IN IMPORTANCE IS THE CONCENTRATION OF RUNOFF BE AVOIDED IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT.
- DURING CONSTRUCTION, THE FILL AND EXCAVATION SEQUENCES SHOWN ON THIS PLAN SHOULD BE UTILIZED. THESE SEQUENCES REQUIRE THAT SLOPED AREAS LEFT FOR ANY PERIOD OF TIME NOT SLOPED TOWARDS THE WETLAND OR SENSITIVE AREA, BUT RATHER BACK INTO THE FILL MATERIAL.
- THE BASIN BERM IS TO BE CONSTRUCTED BY EQUIPMENT WORKING ON STABLE MATERIAL ONLY. HAY BALES SHALL BE PLACED AT THE TOE OF SLOPE UNTIL SURFACES ARE STABILIZED.
- NO EXCAVATION WITHIN THE BASIN SHALL COMMENCE UNTIL THE BERM IS IN PLACE.
- CARE SHOULD BE TAKEN TO INSURE THAT ORGANIC MATERIAL REMOVED FROM THE BASIN AREA IS RESERVED FOR FINISH GRADING AND THE STABILIZATION OF DISTURBED AREAS.
- IF DEWATERING IS NECESSARY, PUMPING TO A SETTLING BASIN SHALL BE PERMITTED IF SETTLING BASIN IS CONSTRUCTED, MAINTAINED AND OPERATED EFFECTIVELY.
- AT NO TIME SHALL RUNOFF CARRYING SEDIMENT BE ALLOWED TO FLOW TO THE WETLANDS OR SENSITIVE AREAS.
- THE WORK AREA SHALL REMAIN FREE OF LITTER AND DEBRIS AT ALL TIMES AND MONITORED ON A DAILY BASIS TO ENSURE COMPLIANCE. ALL MATERIALS STOCKPILED SHALL BE LOCATED, MULCHED OR OTHERWISE TREATED TO INSURE THAT MATERIALS CONTAINED, THEREIN, AREA NOT CARRIED INTO THE WETLANDS.
- ANY MATERIALS BLOWN OR CARRIED BY WATER AWAY FROM THE CONSTRUCTION SITE OR INTO THE WETLAND AREAS SHALL BE PROMPTLY REMOVED AS REQUIRED BY THE LOCAL CONSERVATION COMMISSION.
- A GEOTECHNICAL FILTER FABRIC SHALL BE PLACED OVER THE BASIN SUBDRAIN DURING CONSTRUCTION TO PREVENT SEDIMENT FROM ENTERING AND CLOGGING THE DRAIN. THE FABRIC SHALL BE REMOVED FOR BASIN PREPARATION FOR FINAL STABILIZATION.



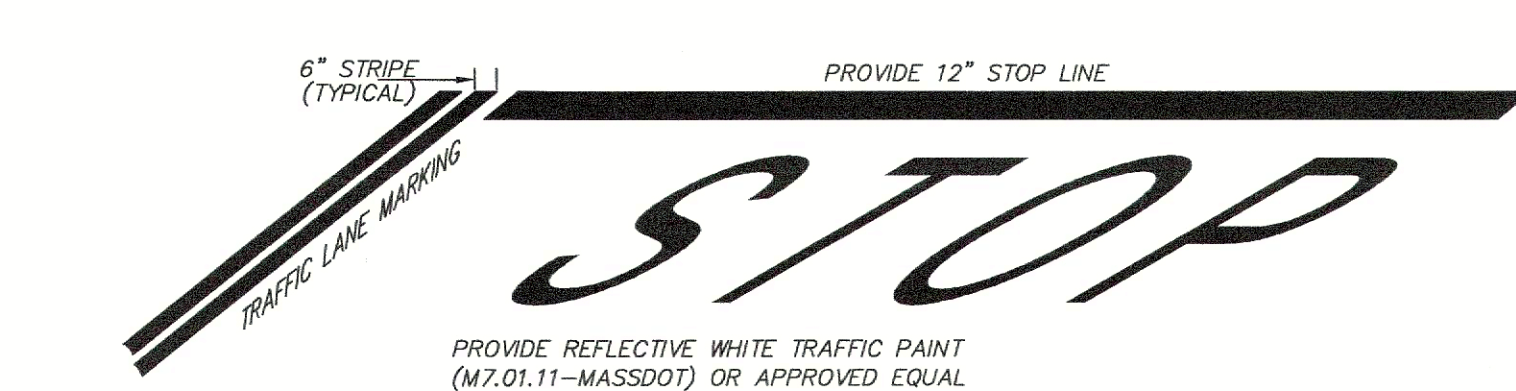
SILT SACK DETAIL  
NO SCALE



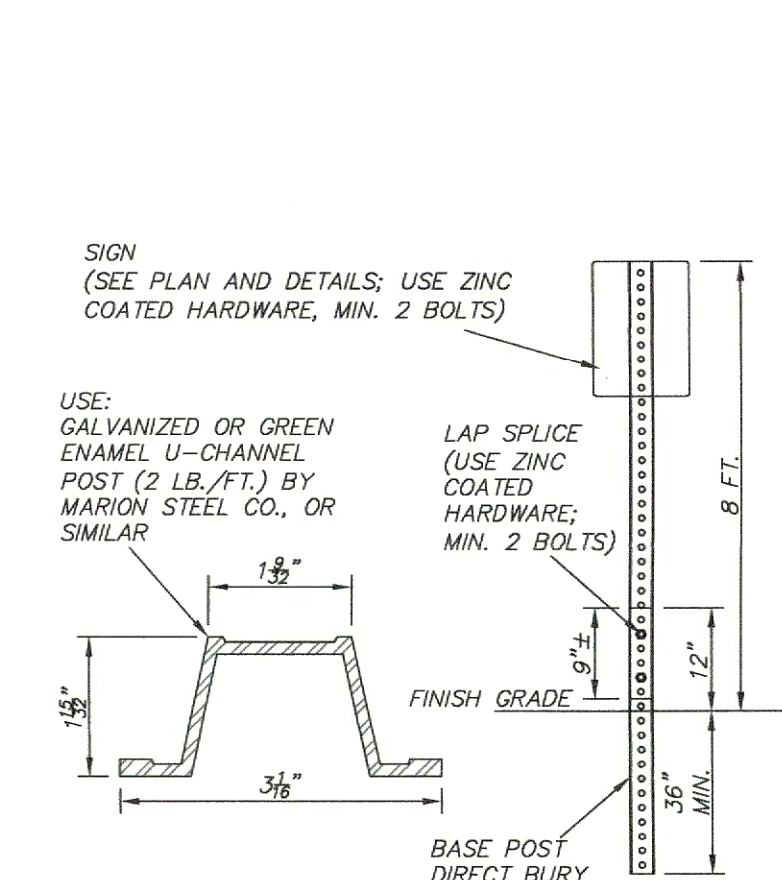
STRAW WATTLE DETAIL  
NO SCALE



PARKING SPACE PAVEMENT MARKING  
NO SCALE



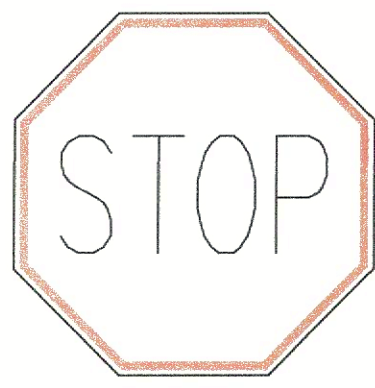
STOP LINE PAVEMENT MARKING  
NO SCALE



SIGN POST DETAIL  
(NO SCALE)

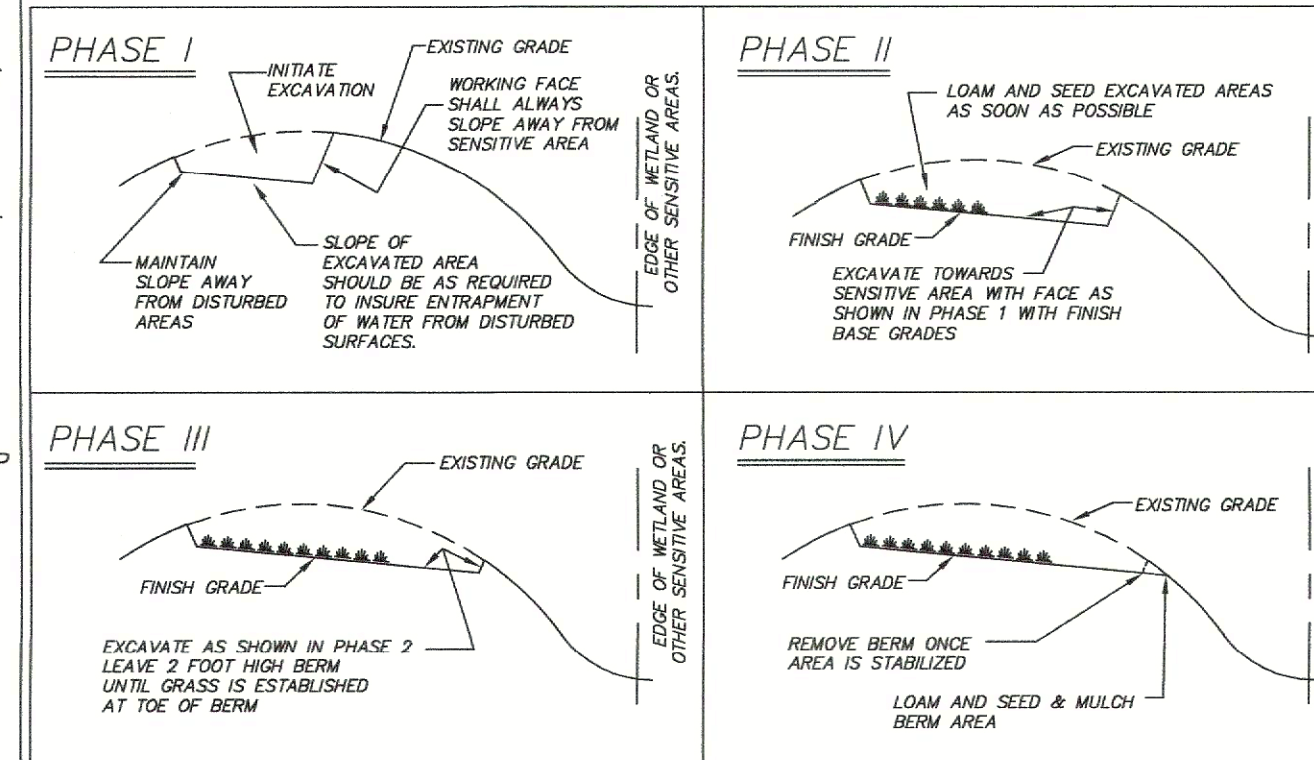


S-2  
12" x 18"

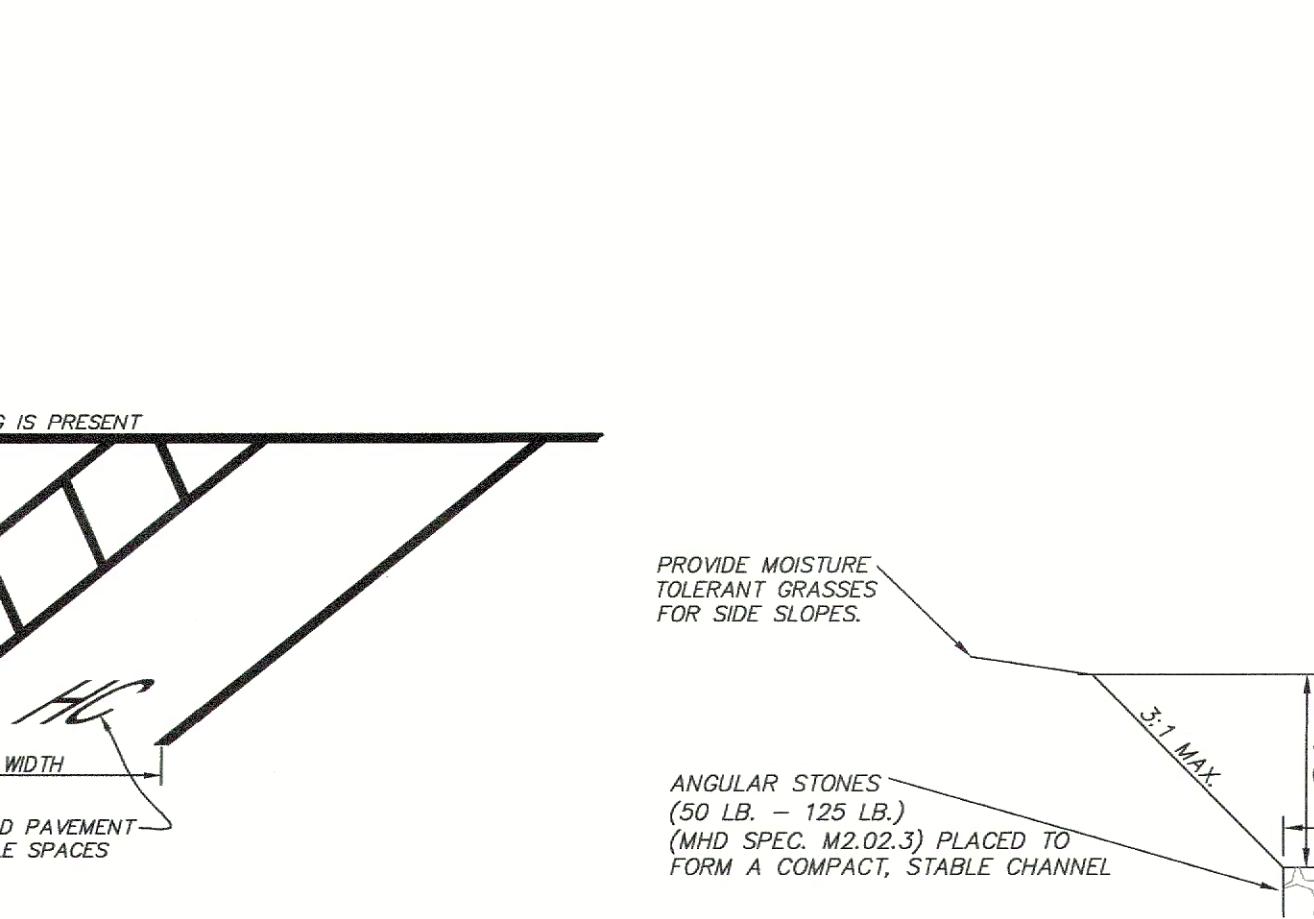
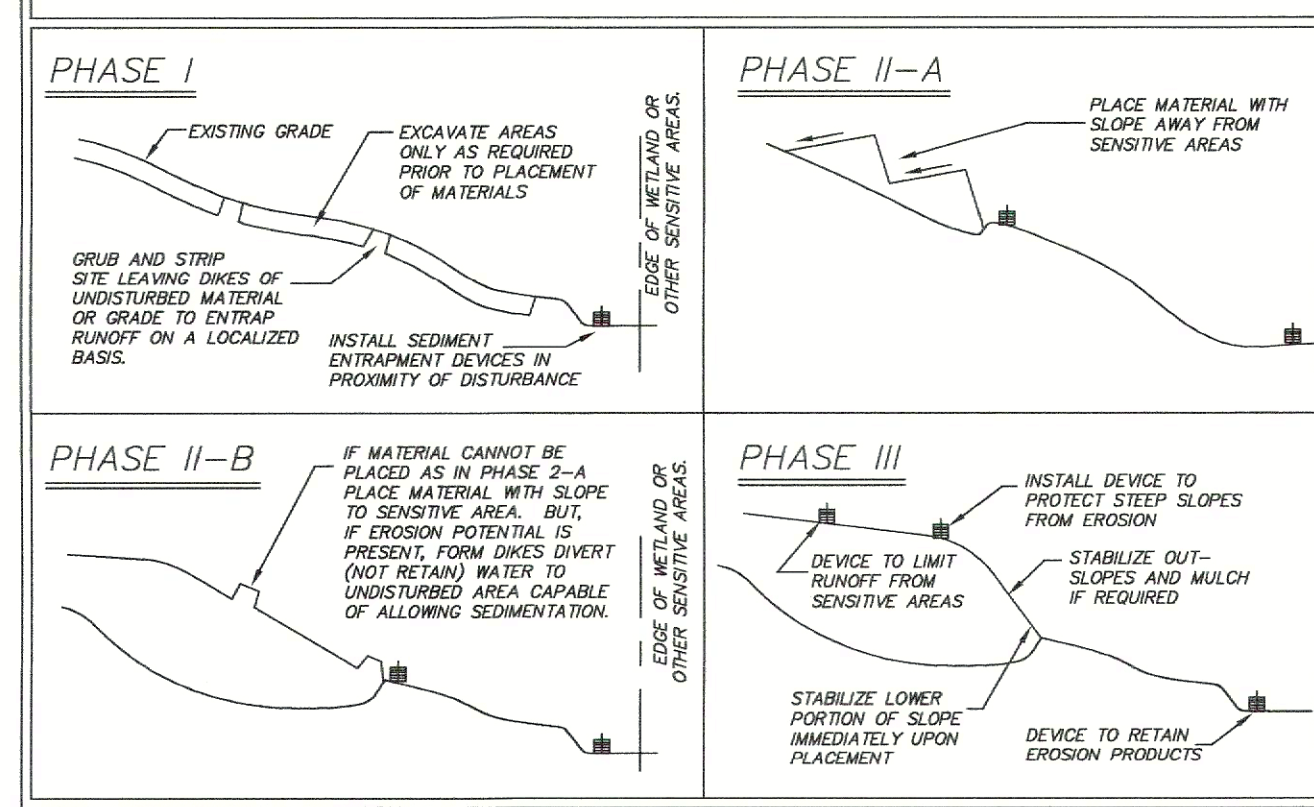


S-3  
30" x 30"

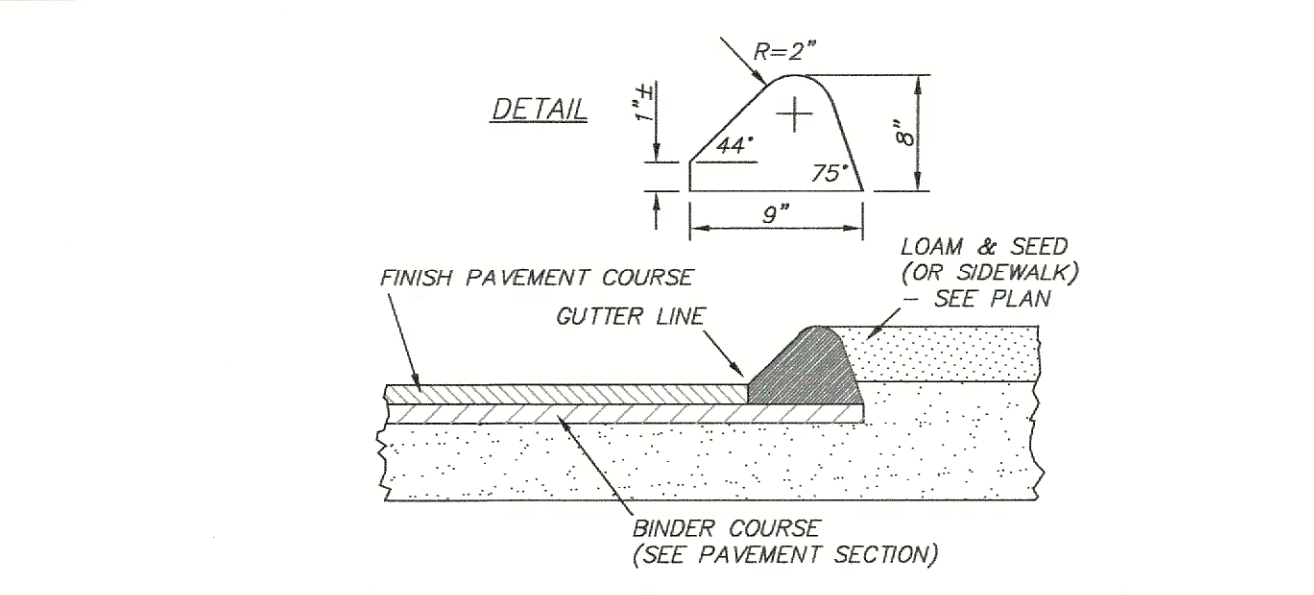
EXCAVATION SEQUENCE  
NO SCALE



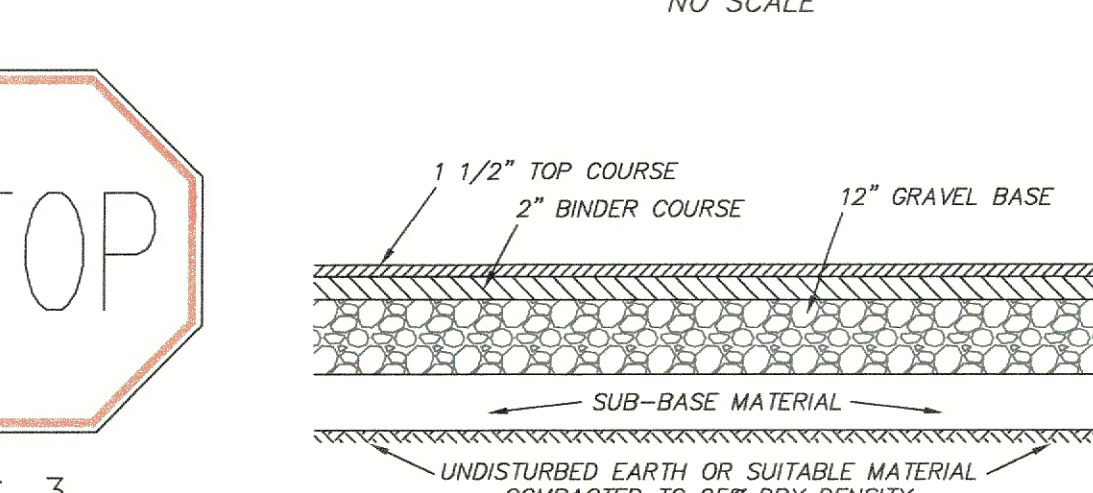
FILL SEQUENCE  
NO SCALE



STONED BOTTOM DRAINAGE SWALE DETAIL  
NO SCALE



BITUMINOUS CONCRETE CURB  
(MHD - TYPE 2)  
NO SCALE



TYPICAL PAVEMENT SECTION  
(NO SCALE)

STORMWATER OPERATION AND MAINTENANCE PLAN

THE FOLLOWING SHALL BE CONSIDERED THE OPERATION & MAINTENANCE PLAN (OMP) FOR THE STORMWATER COLLECTION FACILITY FOR THIS DEVELOPMENT.

I. SYSTEM OWNERSHIP

THE SYSTEM SHALL INCLUDE THE DRAINAGE INFRASTRUCTURE AND ALL OF ITS COMPONENTS AS SHOWN ON THE SITE DEVELOPMENT PLANS. THE SYSTEM SHALL ALSO INCLUDE THE PIPING TO THE CITY OF WORCESTER DRAINAGE SYSTEM. THE STRUCTURES OF THE SYSTEM SHALL INCLUDE MANHOLES, CATCH BASINS, AND OUTFALL & CONTROL STRUCTURES, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AND THE APPROVED PLANS.

UPON THE COMPLETION OF CONSTRUCTION, THE DRAINAGE SYSTEM SHALL REMAIN THE PROPERTY OF THE LANDOWNER AND INCLUDES RIGHTS AND RESPONSIBILITIES TO MAINTAIN, INSPECT, REPAIR, REPLACE, ETC., THE COMPONENTS OF THE DRAINAGE SYSTEM, INCLUDING OUTFALL & CONTROL STRUCTURES.

II. RESPONSIBLE PARTIES

THE LANDOWNER SHALL BE CONSIDERED THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE SYSTEM SHALL INCLUDE THE DRAINAGE INFRASTRUCTURE AND ALL OF ITS COMPONENTS WITHIN DEVELOPMENT. THE LANDOWNER SHALL BE CONSIDERED THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTENANCE OF THE DETENTION FACILITIES AND THE OUTFALL AREAS OF THE DRAINAGE SYSTEM.

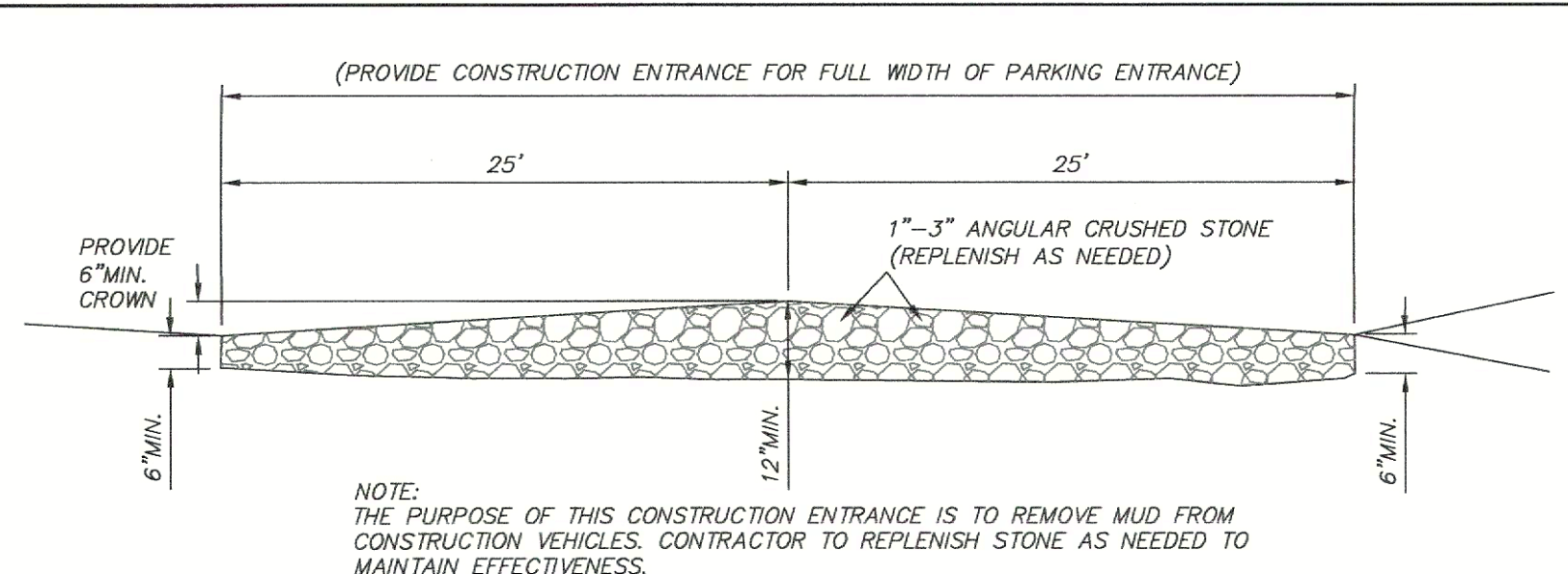
III. INSPECTION & MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE SHALL BE FOLLOWED IN ORDER TO MAINTAIN THE EFFECTIVENESS OF THE STORMWATER MANAGEMENT SYSTEM.

STRUCTURE TYPE	INSPECTION	MAINTENANCE	TASK
CATCH BASINS	QUARTERLY, AT THE END OF THE END OF THE FOLIAGE AND SNOW REMOVAL SEASONS	QUARTERLY, OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE	REMOVE SEDIMENT FROM SUMPS ***GRATES TO BE KEPT CLEAR THROUGHOUT THE YEAR***
MANHOLES	EVERY 2 YEARS	AS NEEDED	CLEAN/REGROUT
PIPING	EVERY 2 YEARS	AS NEEDED	REMOVE SEDIMENT FROM SUMPS
STORMCEPTOR	ANNUALLY IN THE SPRING	WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN 15% OF THE TOTAL STORAGE CAPACITY (~8" OF SEDIMENT).	REMOVE STREET SAND BUILDUP (SEE NOTE 4)
PARKING LOT SWEEPING	N/A	ANNUALLY IN THE SPRING	

NOTES:

- A MAJOR STORM EVENT IS DEFINED AS A STORM THAT IS EQUAL TO OR GREATER THAN THE 2-YEAR, 24 HOUR STORM (THREE (3) INCHES IN A 24-HOUR PERIOD).
- ANY SEDIMENTS AND HYDROCARBONS REMOVED DURING MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM SHOULD BE TRANSPORTED OFF SITE FOR DISPOSAL. DISPOSAL OF SEDIMENTS AND HYDROCARBONS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- IT IS RECOMMENDED THAT ICE REMOVAL/PREVENTION METHODS LIMIT OR AVOID THE USE OF SAND PRODUCTS ON THE PROJECT.



CONSTRUCTION ENTRANCE  
NO SCALE

2	3/11/2024	PEER/BOARD COMMENT	CMA
1	10/31/2023	PEER/BOARD COMMENT	CMA
NO.	DATE	REVISIONS	BY



**HANNIGAN ENGINEERING, INC.**  
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(978) 534-1234 (T)  
(978) 534-6060 (F)

CONSTRUCTION DETAILS  
IN  
STOW, MASSACHUSETTS

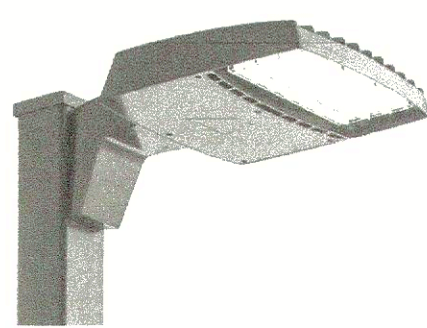
PREPARED FOR:  
JONATHAN BRANSFIELD  
MONEY BROOK FARM, LLC  
65 WHITE POND ROAD  
STOW, MASSACHUSETTS 01775  
TEL: (978) 760-1882

CALC:	CMA/WDH	DRWN:	CMA/WDH	SCALE:	NA
CHKD:	WDH	APPD:	WDH	DATE:	JUN 16, 2023
SRV:	JHG/HCM	FB:	78-62	JOB NO:	3136
TAB:	(5-7) DET	SHEET	5 OF 7	PLAN NO:	D-1-22







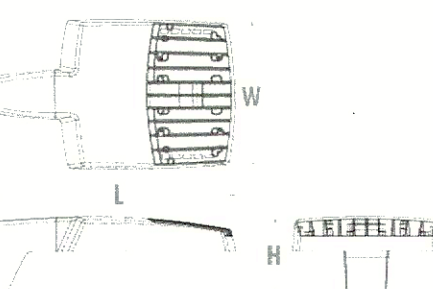


## RSX1 LED Area Luminaire



### Specifications

EPA (E140°):	0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg) (SPA mount):



### Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.aacountybrands.com/designselect](http://www.aacountybrands.com/designselect). See ordering tree for details.

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED	P1	30K	300K	P2	20K	200K		AVOLTS	(120V/277V) 2	SPA	Square pole mounting (3.07" min. SQ pole for 1 at 90°, 1.5" min. SQ pole for 2, 3, 4 at 90°)
P3	50K	450K	R3	5" Type 1	200V	(247V/480V) 1		XVOLTS	(247V/480V) 1	PA	Round pole mounting (3.27" min. SQ pole for 2, 3, 4 at 90°, 1.8" min. dia. RND pole for 1 at 90°, 1.3" for 2, 3, 4 at 90°, 1.8" min. dia. RND pole for 2, 3, 4 at 90°, 1.3" for 2, 3, 4 at 90°)
P4	50K	500K	R4	5" Type 2	200V	(277V/480V) 1				MA	Arm and an adapter (fits 2-3/8" OD horizontal tees)
			R4S	5" Type 3						IS	Adjustable sliprings (fits 2-3/8" OD horizontal tees)
			R4S	5" Type 4						WB	Wall brackets
			R5	5" Type 5						VR	Wall brackets
			R5S	5" Type 5						VRAC	Wall brackets with surface conduct box
AFR			AFR90	Automotive Front Foot Right Mounted						ASRP	Adjustable tilt arm square pole mounting
										ARSP	Adjustable tilt arm round pole mounting
										AWB	Adjustable tilt arm with wall brackets
										AWWS	Adjustable tilt arm wall bracket and surface conduct box