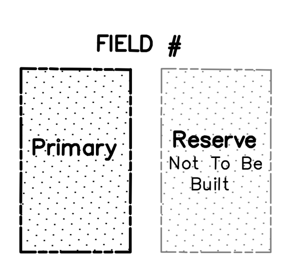
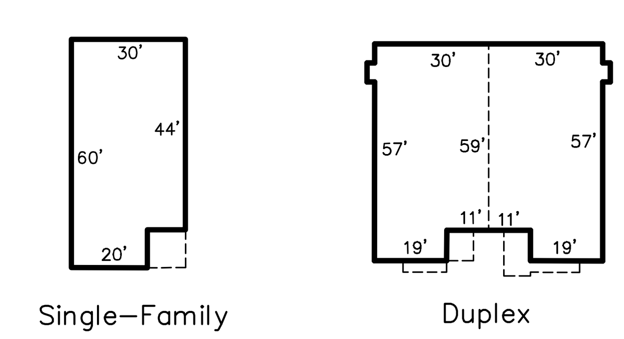
Septic Systems Allocations

FIELD	# OF UNITS	UNITS
A	7	1, 2, 3, 37, 38, 39, 40
B	7	4, 5, 6, 7, 34, 35, 36
C	7	8, 9, 10, 11, 31, 32, 33
D	7	12, 13, 14, 27, 28, 29, 30
E	6	15, 16, 17, 18, 25, 26
F	6	19, 20, 21, 22, 23, 24



Septic Field



Typical Unit Dimensions

PRELIMINARY UTILITY NOTES:

1. WATER SERVICE TO BE GROTON MUNICIPAL WATER BY EXTENSION OF AN 8" CEMENT LINED DUCTILE IRON PIPE AND ASSOCIATED FITTINGS.
2. SEWER SERVICE TO BE VIA PRIVATE, ON–SITE SEPTIC SYSTEMS AS SHOWN HEREON WITH VARIOUS SYSTEMS SERVING MULTIPLE UNITS AS SHOWN.
3. FOR SEPTIC SYSTEM LOADING COMPUTATIONS AND ASSOCIATED CREDIT LAND, SEE SEPARATE DOCUMENTS ON FILE WITH THE TOWN OF GROTON AND MASS DEP.
4. ALL UTILITIES FOR ELECTRICITY, TELEPHONE, CABLE, FIOS, AND OTHER SHALL BE UNDERGROUND. FINAL DESIGNS TO BE DEVELOPED BY RESPECTIVE UTILITIES AND SUBMITTED TO THE GROTON BOARD OF APPEALS AND BUILDING INSPECTOR AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
5. DRAINAGE SYSTEM SHALL CONSIST OF CONVENTIONAL DEEP SUMP CATCH BASINS, TO A PIPED SYSTEM USING MIN. SIZE 12" DIAMETER HDPE PIPES DIRECTED TO STORMWATER FACILITIES WITH PRE–TREATMENT SYSTEMS AND INFILTRATION BASINS AS GENERALLY SHOWN HEREIN. THE STORMWATER SYSTEM WILL COMPLY WITH MASS DEP STORMWATER STANDARDS UTILIZING CONVENTIONALY BEST MANAGEMENT PRACTICES AND GENERALLY ACCEPTED ENGINEERING STANDARDS. ALL WORK IS INTENDED TO BE OUTSIDE OF THE 100' BUFFER ZONE TO THE VEGETATED WETLAND AREAS.
6. BASED ON A LETTER FROM NHESP, DATED 8–23–2021, THE PROJECT SITE IS WITHIN A MAPPED AREA FOR BLANDING'S TURTLE (Emydoidea blandingii), A "THREATENED" SPECIES PROTECTED UNDER THE MASSACHUSETT'S ENDANGERED SPECIES ACT (MESA, M.G.L c. 131A) AND ITS IMPLEMENTING REGULATIONS (321 CMR 10.00). THE APPLICANT IS PRESENTLY IN DISCUSSIONS WITH NHESP FOR MITIGATION AND OTHER IMPROVEMENTS IN ANTICIPATION OF AN APPLICATION UNDER MESA.

MISCELLANEOUS NOTES:

1. MAXIMUM BUILDING COVERAGE = 10.5%
2. MAXIMUM IMPERVIOUS COVERAGE = 19.7%
3. BUILDING SEPARATION / OFFSET = 25' MINIMUM

REV 1

GRADING & UTILITY PLAN

CHAPTER 40B - Residential Development
"Comprehensive Permit Plan Set"
Not For Construction

"Heritage Landing"

Tax Map 248 Lot 42
COW POND BROOK ROAD
GROTON, MASSACHUSETTS

PREPARED FOR:

DEFCON 1 LLC
390 Broadway Road
Dracut, MA 01826

APRIL 25, 2023

20 0 40 80
SCALE: 1"= 40'

MEISNER BREM CORPORATION
142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 · (978) 692–1313
202 MAIN STREET, SALEM, NH 03079 · (603) 893–3301

DRAFTED BY: IJA/PDM
APPROVED BY: JAB/KDM
JOB NUMBER: 2944
ACAD FILE: 2944–M.dwg

CHAPTER 40B - Residential Development

PERMIT SET - "Comprehensive Permit Plan Set"

Not For Construction

"Heritage Landing"

Cow Pond Brook Road
GROTON, MASSACHUSETTS

DATE OF PLAN: APRIL 25, 2023

CHAPTER 40B - Residential Development

28 – Single-Family Units
6 Duplexes – 12 Units

TOTAL UNITS– 40 Units
Proposed Roadway– 1,600 l.f.±

Subject Property & Zoning Information

TAX MAP 248 LOT 42
COW POND BROOK ROAD
GROTON. MASSACHUSETTS

1. PROPERTY OWNER AND APPLICANT:

   DEFCON 1 LLC
   390 Broadway Road
   Dracut, MA 01826
   Book 13059, Page 697

2. TOTAL LOT AREA 15.5 ACRES (Town of Groton Assessor's Records)
3. BOUNDARY, WETLANDS AND TOPOGRAPHIC INFORMATION DERIVED FROM TOWN OF GROTON GIS AND RECORD PLANS.
4. THE PROJECT IS TO BE SERVICED BY MUNICIPAL WATER (By Extension) AND PRIVATE INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
5. CURRENT ZONING:

   RA – Residential Agricultural & OS – Open Space
   Minimum Dimensional Regulations: RA
   Area 80,000 S.F.
   Frontage 225'
   Setbacks: Front – 50'
   Side – 15'
   Rear – 15'

BUILDING TABULATION

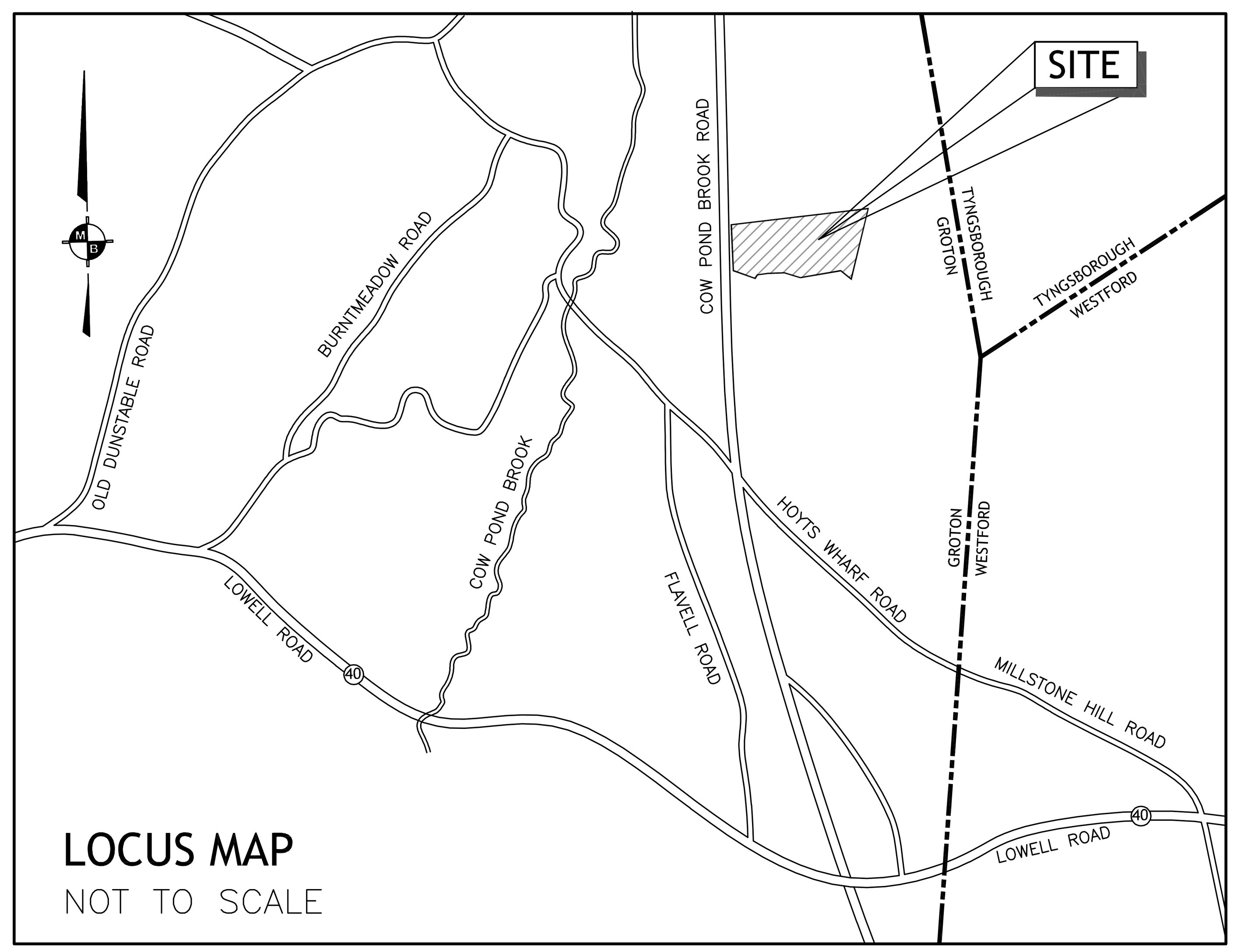
BUILDING TABULATION	SINGLE FAMILY	DUPLEX	TOTAL
NUMBER OF UNITS	28	12	40
BEDROOMS	3	3	120
BATHROOMS – FULL	2	2	80
BATHROOMS – HALF	1	1	40
GARAGE	2	2	80
1ST FLOOR AREA (Excl. Garage)	1249	1225	49,672
2ND FLOOR AREA (Excl. Garage)	607	845	27,136
TOTAL GFA	1856	2070	76,808
FOOTPRINT (Inc. Garage)	1752	1740	69,936

LOT COVERAGE AREA PERCENTAGE

BUILDING	69,936	10.4%
PAVEMENT	63,104	9.3%
TOTAL IMPERVIOUS	133,040	19.7%

NOTE:

THIS PLAN IS PRELIMINARY ONLY AND NOT FOR CONSTRUCTION.
THIS PLAN IS BASED ON RECORD PLANS ON FILE AT THE MIDDLESEX NORTH REGISTRY OF DEEDS AND THE TOWN OF GROTON AND IS NOT BASED ON AN ACTUAL BOUNDARY, RECENT TOPOGRAPHY, OR WETLAND RESOURCE DELINEATION (BY THIS OFFICE). THERFORE IS SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.



LOCUS MAP
NOT TO SCALE

SHEET INDEX

"40-B" COMPREHENSIVE PERMIT PLAN SET

SHEET #	DESCRIPTION
Sheets 1-5 Site Plans by Meisner Brem Corporation	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING & UTILITY PLAN
4	PROFILE PLAN
5	DETAIL SHEET
Sheets 1-6 Landscape Plans by Lemon Brooke	
L-1.01	LIGHTING ILLUSTRATIVE PLAN
L-1.02	LIGHTING PLAN
L-1.03	LIGHTING CUT SHEETS
L-1.04	PHOTOMETRIC PLAN
L-2.00	PLANTING DETAILS
L-2.01	PLANTING DETAILS

Plan Set Note:

The within plans are Preliminary Site Development Plans. As provided by 760 CMR 56.05 (2), the application materials for a Comprehensive Permit include "preliminary site development plans" as follows: preliminary site development plans showing the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. The plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants likewise need only be preliminary.

Similarly, in accordance with the Board of Appeals Rules pertaining to Comprehensive Permits, Section 338-34 describes the contents of an application for a comprehensive permit, including the contents of a "preliminary site development plan". Such a plan shall show "the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; type and location of proposed sewage disposal and proposed landscaping improvements; trash disposal; open areas within the site, including but not limited to school bus shelters and parks or other play areas for children; proposed stormwater management system; proposed property lines and rights-of-way of any proposed streets; and proposed lighting plans." The level of detail is deliberately lower than that required for a customary site plan review application, because (as provided by 760 CMR 56.05 (4)(a) "Consistency with Local Needs is the central issue of all Comprehensive Permits before the Board". The applicant anticipates that, if and when, the permit is approved, that conditions of approval will describe requirements for the preparation and the review of final site development plans and engineering data regarding the details of the project, including stormwater management, septic design, water services and other issues customarily required as part of a site plan approval plan.

Tax Map 248 Lot 42
COW POND BROOK ROAD
GROTON. MASSACHUSETTS

DATE OF PLAN: APRIL 25, 2023			

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DATE OF PLAN: APRIL 25, 2023

2944

LEGEND

82	CONTOUR LINE WITH ELEVATION
	EDGE OF BORDERING VEGETATED WETLAND
	100' BUFFER ZONE
145.8'	PROPERTY BOUNDARY

PLAN REFERENCES:

1. "RESIDENCES OF OLIVER WRIGHT MEADOWS" PROPOSED SITE PLAN BY BELANGER & FOLEY, INC. OF NORTH CHELMSFORD, MA, DATED DEC. 6, 2004, PREPARED FOR A.J. & SONS ON FILE WITH THE TOWN OF GROTON PLANNING DEPARTMENT.

2. TOWN OF GROTON GEOGRAPHIC INTERACTIVE SYSTEM (GIS)

NOTES:

1. EXISTING TOPOGRAPHY AND WETLANDS DERIVED FROM PLAN REFERENCE 1.

2. TOTAL PARCEL AREA = 15.5 ACRES

3. TOWN ASSESSOR MAP 248, LOT 142

4. THIS PROPERTY WAS PREVIOUSLY USED TO MINE SANDS AND GRAVELS

REV 1

EXISTING CONDITIONS PLAN

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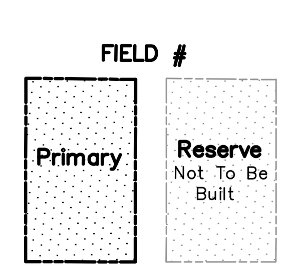
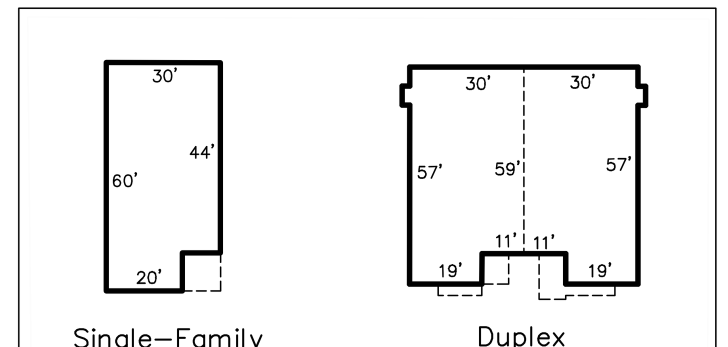


Septic Field



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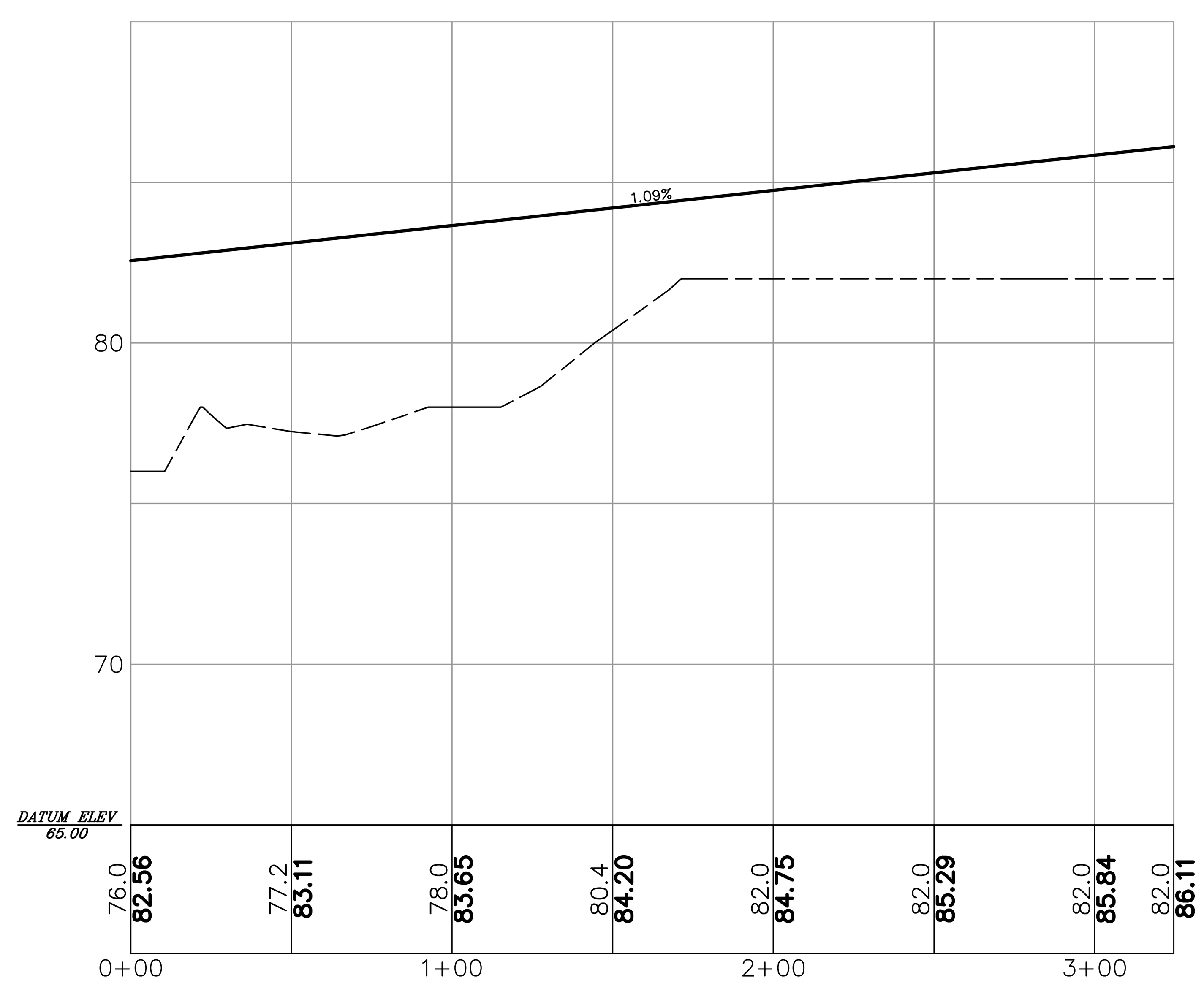

REV 1

PROFILE PLAN

CHAPTER 40B - Residential Development

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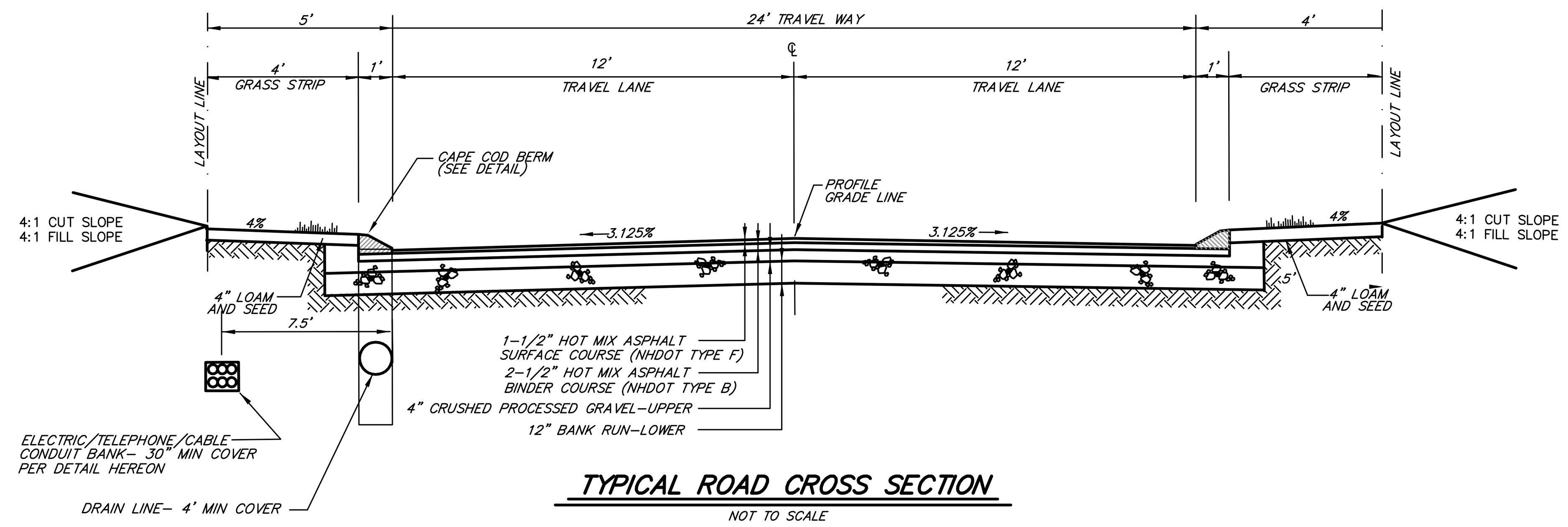
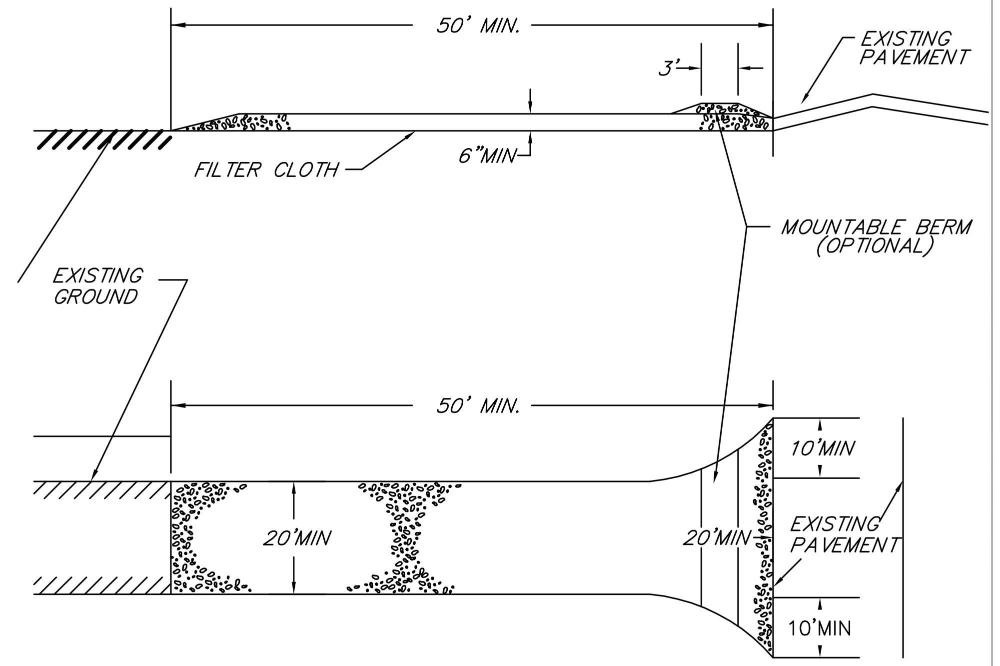


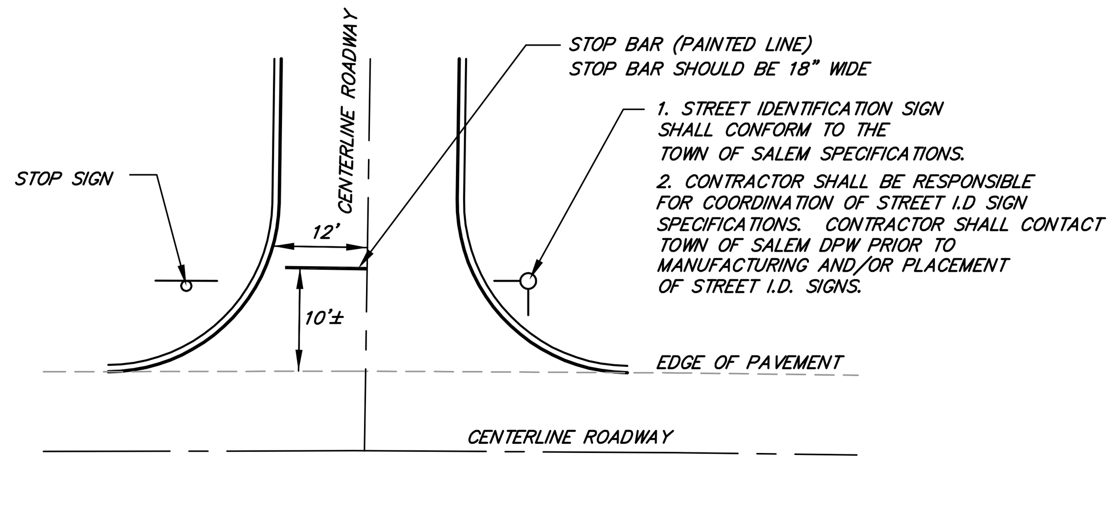
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

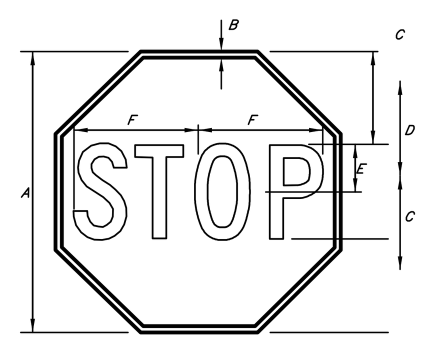
1) STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE OR RECLAIMED STONE.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS AND EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



STOP BAR/STREET SIGN DETAIL
NOT TO SCALE

1. STOP SIGN SHALL BE PLACED NOT LESS THAN 6 FEET FROM EDGE OF TRAVELED WAY.
2. STOP SIGN SHALL BE PLACED NOT LESS THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.
3. STOP SIGN SHALL UTILIZE A GREEN ENAMEL U-CHANNEL
4. STOP SIGN & BAR MUST BE MUTCD COMPLIANT

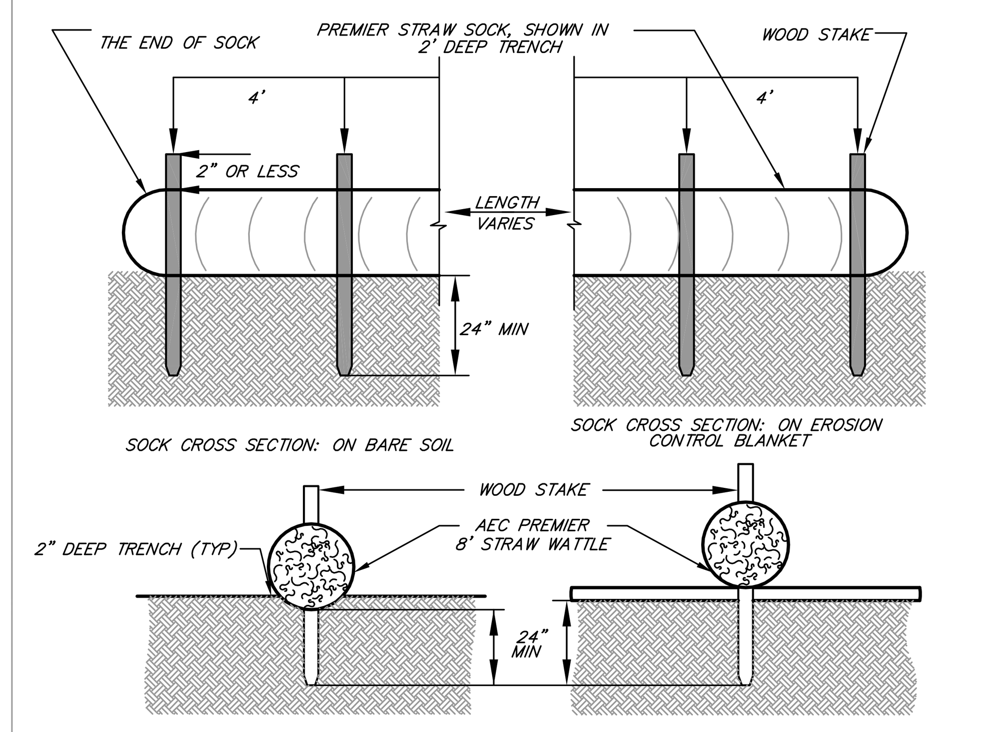


MUTCD R1-1
STOP
* REDUCE SPACING 40%

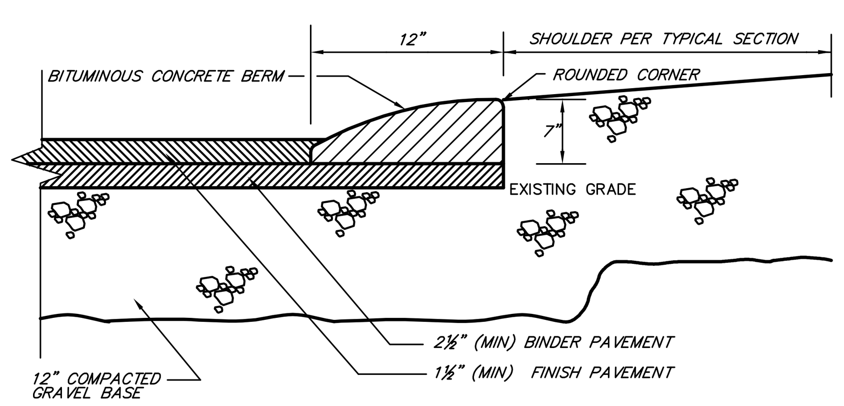
A	B	C	D	E	F
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

NOTE: SIGN SHALL BE 30" BY 30" OR GREATER

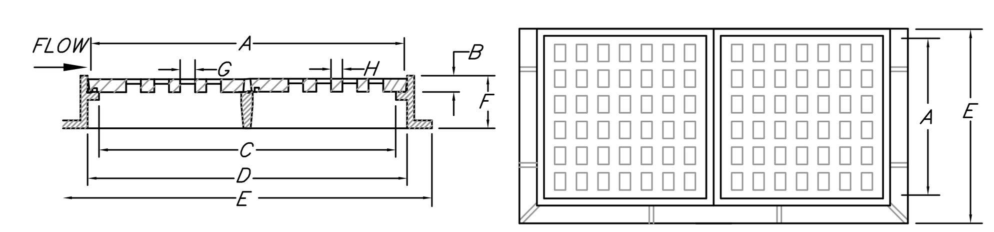
STOP SIGN DETAIL
NOT TO SCALE



FILTER SOCK EROSION CONTROL DETAIL
NOT TO SCALE

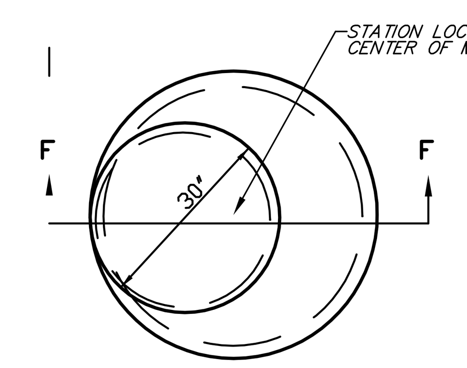


PAVEMENT & CAPE COD BERM CURBING DETAIL
NOT TO SCALE



DIMENSIONS IN INCHES							
A	B	C	D	E	F	G	H
33X58	1	30X56	33X59	50X70	8	1X4	1/2

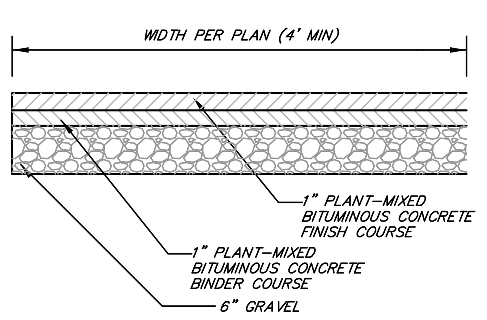
HEAVY DUTY DOUBLE CATCH BASIN GRATE DETAIL
NOT TO SCALE



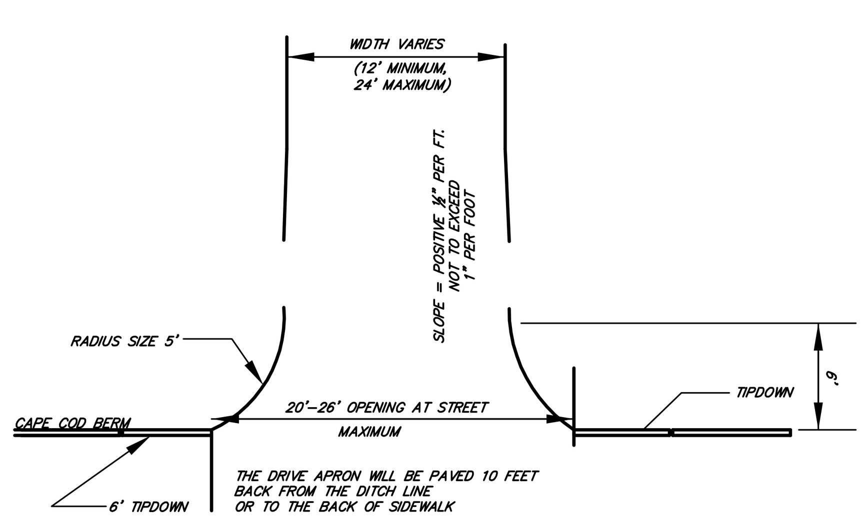
PLAN

NOTES: FOR MANHOLE & CATCH BASIN

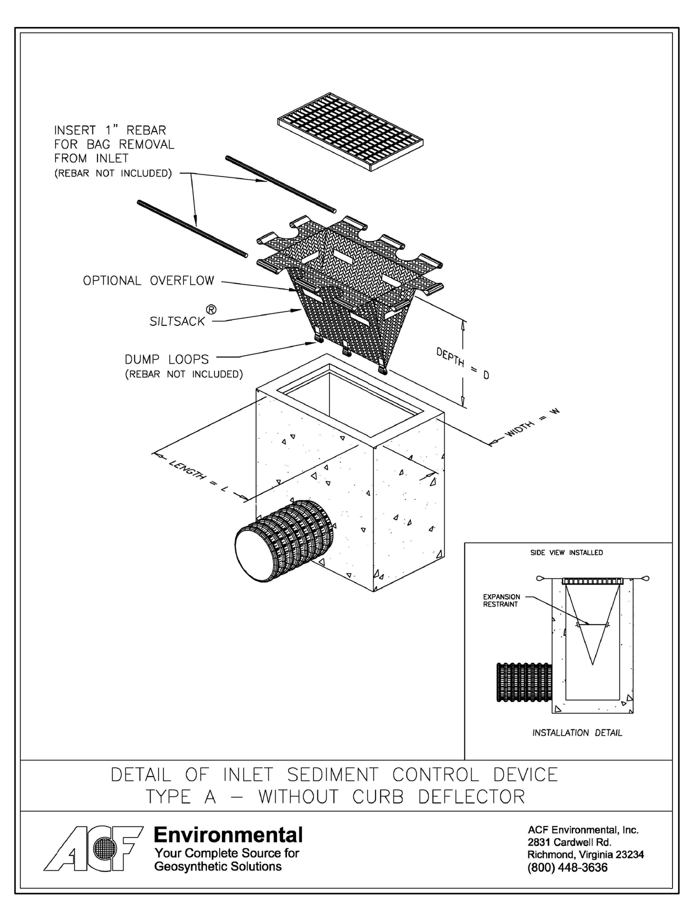
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). ALL CEMENT SHALL BE TYPE II.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A 185 SPEC. 0.12 SQ. IN. LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM
3. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C 478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
4. RISERS OF 1',2',3' & 4' CAN BE USED TO REACH DESIRED DEPTHS
5. ONE POUR MONOLITHIC BASE SECTION



SIDEWALK DETAIL
NOT TO SCALE

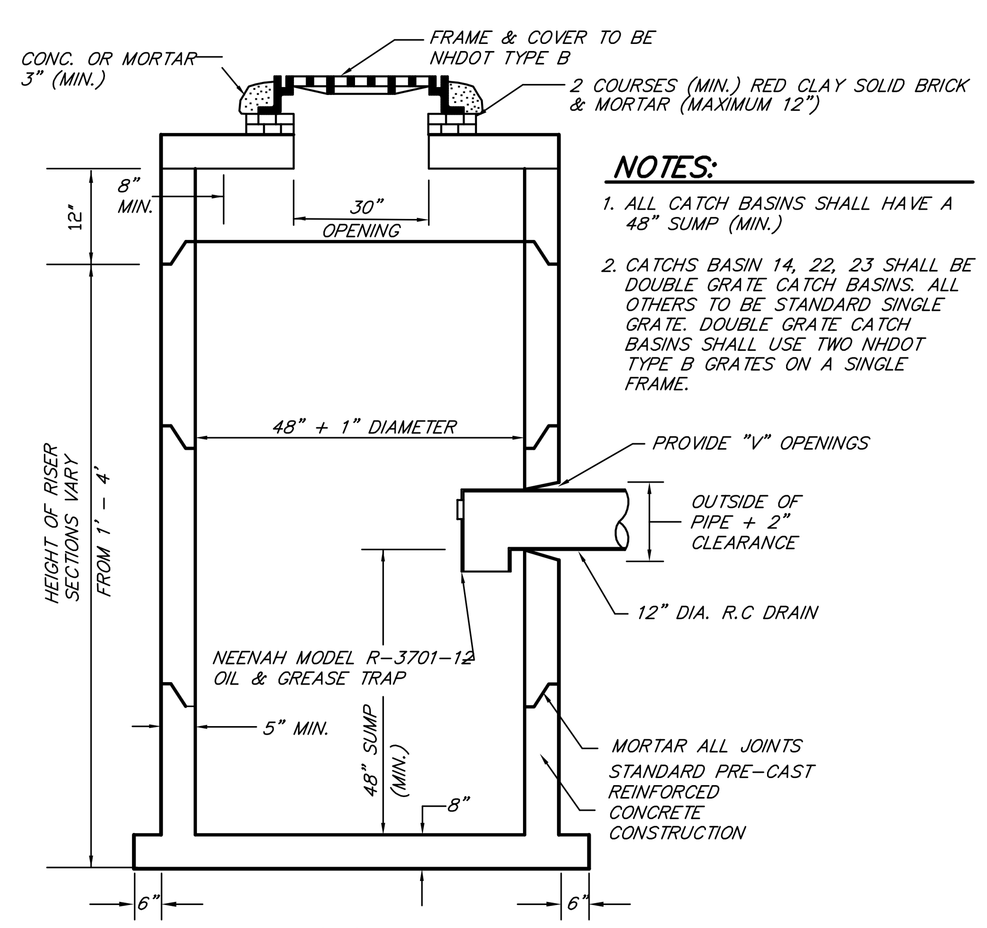


TYPICAL DRIVEWAY DETAIL
NOT TO SCALE



CATCH BASIN - SILT SACK
NOT TO SCALE

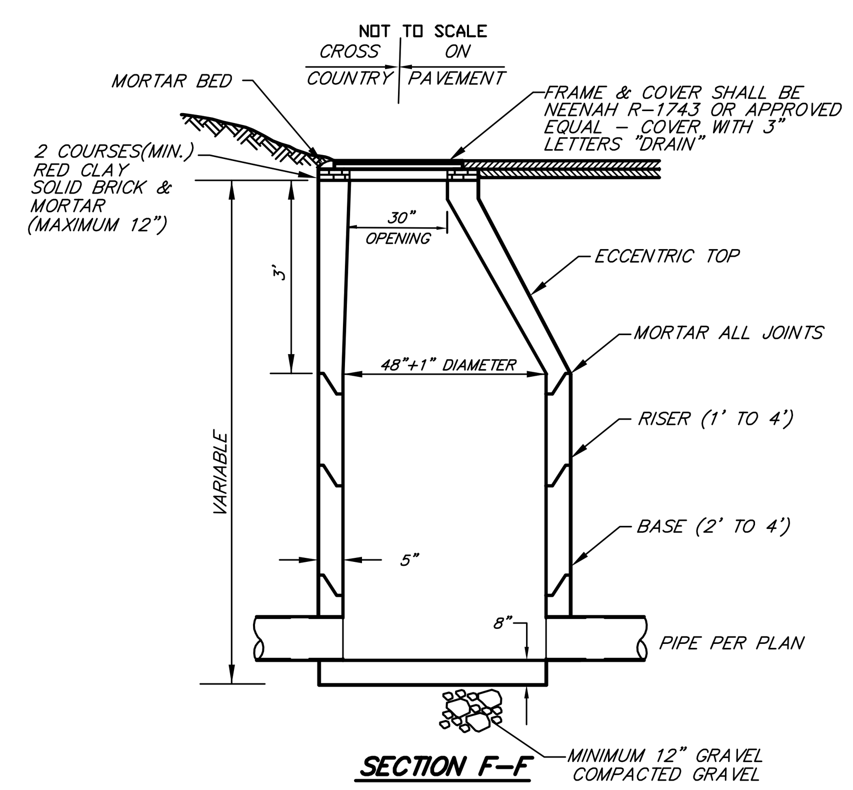
NOTE: SILT SACK TO BE INSTALLED ON ALL CATCH BASINS



NOTES:

1. ALL CATCH BASINS SHALL HAVE A 48" SUMP (MIN.)
2. CATCHS BASIN 14, 22, 23 SHALL BE DOUBLE GRATE CATCH BASINS. ALL OTHERS TO BE STANDARD SINGLE GRATE. DOUBLE GRATE CATCH BASINS SHALL USE TWO NHDOT TYPE B GRATES ON A SINGLE FRAME.

CATCH BASIN DETAIL
NOT TO SCALE



SECTION F-F

PRECAST DRAIN MANHOLE DETAIL
NOT TO SCALE

REV 1

DETAIL SHEET
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TURNING TEMPLATE EXHIBIT

REV 1

FIRE TURNING TEMPLATE

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1 of 1

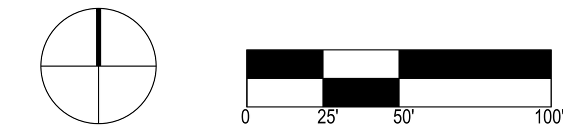
PLANTING SCHEDULE

Trees		
Betula populifolia-	Grey Birch	2" cal.
Quercus rubrum-	Northern Red Oak	4-6" cal.
Ostrya virginiana-	American Hop Hornbeam	4-6" cal.
Pinus strobus-	Eastern White Pine	12' tall
Juniperus virginiana-	Eastern Red Cedar	8' tall

Shrubs		
Hypericum kalmianum-	Kalm St. John's Wort	2 gal.
Forsythia x intermedia-	Forsythia	7 gal.
Physocarpus opulifolius-	Ninebark	15 gal.

Ground Cover

- Existing sandy soils
- Drought tolerant turf seed mix



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978.222.3700

CIVIL ENGINEER
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Westford, MA 01866
978.692.1313

DESIGN DEVELOPMENT SET

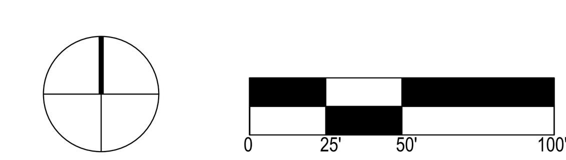
REV.	DESCRIPTION:	DATE:

DATE:	PROJ. NO:	DRAWN:	CHECKED:
05/18/2023	23-003		

SCALE:
AS NOTED

DRAWING TITLE:
LANDSCAPE ILLUSTRATIVE PLAN

SHEET NO:
L-1.00



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05/18/2023	23-003		

SCALE:
AS NOTED

DRAWING TITLE:
LIGHTING ILLUSTRATIVE PLAN

SHEET NO:
L-1.01

NOTES:
1. LIGHTING PLAN SHALL BE REVIEWED BY CONTRACTORS ELECTRICAL/LIGHTING ENGINEER. PHOTOMETRICS CALCULATIONS AND PLAN SHALL BE PROVIDED BY CONTRACTOR SHOWING CODE COMPLIANCE FOR LIGHTED AREAS. LIGHTING PLAN SHALL BE ADJUSTED TO CONFORM.
2. QUANTITIES IN LEGEND ARE FOR ENTIRE SITE, THEY ARE NOT REFLECTIVE OF WHAT IS ON EACH SHEET.
3. ALL BOXES SHALL BE LOCATED TO FINISH GRADE AND ALIGNED WITH NEAREST FEATURE AS APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.
4. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL WITH LA THAT SHOWS ALL CONDUIT, JUNCTION BOXES, AND PULL BOXES. NO BOXES SHALL BE LOCATED IN PLAY SURFACING.
5. ALL FOOTINGS SHALL BE ENGINEERED BY CONTRACTOR. GEOTECH REPORT IS PROVIDED IN SPECIFICATION

SITE LIGHTING / ELECTRICAL ACCESSORIES LEGEND

TYPE	DESCRIPTION	QTY.	COMMENTS
	POLE LIGHT (20' HT)	28	SEE SHEET L-1.03, DETAIL 1
	BOLLARD LIGHT (3' HT)	17	SEE SHEET L-1.03, DETAIL 4
	REAR FLOOD LIGHT	40	SEE SHEET L-1.03, DETAIL 3
	PORCH LIGHT	40	SEE SHEET L-1.03, DETAIL 2
	UPLIGHT	3	SEE SHEET L-1.03, DETAIL 5

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DESIGN DEVELOPMENT SET

REV:	DESCRIPTION:	DATE:

DATE:	PROJ. NO:	DRAWN:	CHECKED:
05/18/2023	23-003		

SCALE:
AS NOTED

DRAWING TITLE:
LIGHTING PLAN

SHEET NO:
L-1.02

4 BOLLARD LIGHT
SCALE: N.T.S.

LED bollard - indirect light **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
LED bollard luminaire with indirect light distribution. The light is directed onto the top reflector and then redirected downward onto the illuminated surface. These luminaires are ideal where glare-free illumination is required. Provided with mounting system that allows the luminaires to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing, tube and base plate constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Crystal glass, clear
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 13.2 lbs

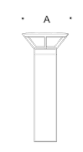
Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	19.2W
System wattage	22.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	549 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 55°C	106,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED bollard · indirect light

	LED	A	B	C	Anchorage
77 586	19.2W	10¼	23¾	5½	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Updated 07/26/18

2 PORCH LIGHT
SCALE: N.T.S.

LED wall luminaire - partially shielded **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP44
Weight: 4.0 lbs

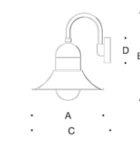
Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	8.9W
System wattage	12W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	724 lumens (3000K)
Lifetime at Ta = 15°C	500,000 h (L70)
Lifetime at Ta = 40°C	268,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED wall luminaire · partially shielded

	LED	A	B	C	D
66 411	8.9W	12⅝	14½	13½	4⅜

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Updated 08/14/18

5 ENTRY SIGN UPLIGHT
SCALE: N.T.S.

SARATOGA LED (REMOTE DRIVER) IP66 RATED

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:

**Driver housing required.
Configure separately.**

**Standard with Wall Wash Optic.*
***Not available with Wall Wash Optic.*
****The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC
Example: SA - LED - x52 - WW - BLP - 9 - 11 - CV - 360SL
MATERIAL
Aluminum
SERIES
SA - Saratoga
SOURCE
LED - Chip on Board Technology
LED TYPE
x52 - 10W LED/2700K x53 - 10W LED/3000K x54 - 10W LED/4000K
OPTICS
SP - Spot (20°) WFL - Wide Flood (50°) WW - Wall Wash
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
LENS TYPE
9 - Clear (Standard)
13 - Rectilinear*
SHIELDING
11 - Honeycomb Baffle**
ACCESSORIES
CV - Cutoff Visor
CS - Cutoff Snoot
BD - Adjustable Barn Doors
OPTIONS
360SL - Knuckle Mounting System***

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12/06/2022 SKU-1313
SUB-2784-00

3 REAR FLOOD LIGHT
SCALE: N.T.S.

LED floodlight with mounting canopy - wide beam **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
LED rectangular floodlights with wide beam light distribution for use on bridges, signage, and facades.

Materials
Luminaire housing and canopy constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.3 lbs.
EPA (Effective projection area): 0.25 sq. ft.

Electrical

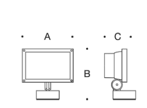
Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	9.8W
System wattage	12.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	1,127 lumens (4000K)
Lifetime at Ta = 15°C	> 500,000 h (L70)
Lifetime at Ta = 40°C	125,000 h (L70)

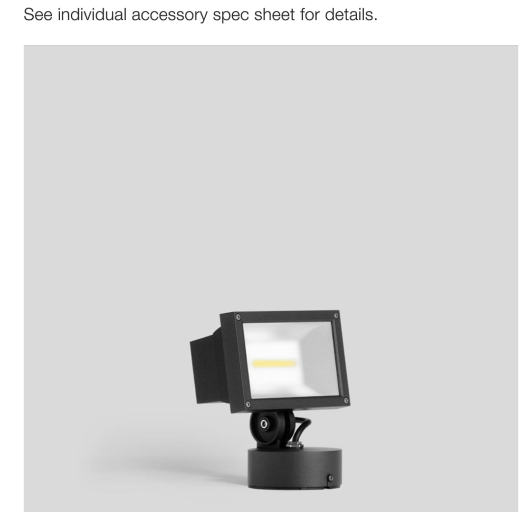
LED color temperature
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors Black (BLK) White (WHT) RAL:
Bronze (BRZ) Silver (SLV) CUS:

Available Accessories
70 500 Glare shield
See individual accessory spec sheet for details.





Floodlight with mounting canopy · wide beam

	LED	β	A	B	C	D
84 507	9.8W	80/90°	4¼ x 6½	7¼	3½	4

β = Beam angle

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Updated 01/11/19

1 POLE MOUNTED LIGHT
SCALE: N.T.S.

1843LED CARSON CITY SERIES

LED

EPA 3.77 (ft²)
WEIGHT 55 LBS
7 YEAR WARRANTY
LUMEN RANGE 2,580 to 15,525
LIFE SPAN L70 UP TO 100,000 HOURS
CLICK FOR FAQ's

JOB NAME
FIXTURE TYPE
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1843LED-12L40T5-MDH008-CSA-PEC-FHD/480PM/3610FP4/BKT

Mounting Config.	Fixture	LED	CCT	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Hangstraight	Option House Side Shield	Option Chimney	Option Flat Lens	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish

Mounting Configuration
(Click here to link to mounting configuration specification page)
• 1W • 2A90 • 4A • SH44
• PT • 2APT • 4APT • CH44
• 1A • 3A • 1AM • CAT
• 1APT • 3A90 • 2AM
• 2A • 3APT • 450PB

W = Wall Mount **PT** = Post Top **APT** = Post Top Arm Mid-Mount **A** = Arm Mount **AM** = Arm Mid-Mount **PB** = Pier Base **SH** = Stem Hung **CH** = Chain Hung **CAT** = Catenary

Fixture
• 1843LED • 1843LEDTF
• 1843LEDBE • 1843LEDH
(H) - Hanging style fixture.

LED
• 32L • 24L • 16L • 12L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 40(00) • 50(00)

Type
• T2 • T3 • T4 • T5

Driver
• **MDL018**[1] (120V-277V, 180mA)
• **MDH018**[1] (347V-480V, 180mA)
• **MDL016**[2] (120V-277V, 160mA)
• **MDH016**[2] (347V-480V, 160mA)
• **MDL014**[3] (120V-277V, 140mA)
• **MDH014**[3] (347V-480V, 140mA)
• **MDL008**[4] (120V-277V, 80mA)
• **MDH008**[4] (347V-480V, 80mA)

[1] 24L systems only.
[2] 32L and 16L systems only.
[3] 24L and 12L systems only.
[4] 12L systems only.

Lens (Click here to link to lens specification page)
• SV1 (Flat Soft Vue Light Diffused Acrylic)
• SV2 (Flat Soft Vue Moderate Diffused Acrylic)
• SV4 (Flat Soft Vue Maximum Diffused Acrylic)
• CTA (Clear Textured Acrylic)
• CSA (Clear Seeded Acrylic)
• PA (Prismatic Acrylic)
• ATA (Amber Textured Acrylic)

Options
• **PEC** Electronic Button Photocontrol (120V-277V)
• **PEC4** Electronic Button Photocontrol (480V)
• **FHD**[5] Dual Fuse and Holder
• **EZ** Vertical Hangstraight, Large, "EZ" Mount
• **HSS** 120° House Side Shield
• **BLOC** Back Light Optical Control
• **FHC** Frosted Chimney
• **SV1F** Light diffused internal flat lens
• **SV2F** Moderate diffused internal flat lens

[5] Ships loose for installation in base

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
• 4784 • 62C • 579 • TASCR • BA
• 480 • 6236 • TA • 779

Pole (Click here to link to pole specification page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)
Standard Finishes[6]
• **BKT** Black Textured
• **WHT** White Textured
• **PGT** Park Green Textured
• **ABZT** Architectural Medium Bronze Textured
• **DBT** Dark Bronze Textured

[6] Smooth finishes are available upon request.

Custom Finishes[7]
• **CM** Custom Match
• **OI** Old Iron
• **RT** Rust
• **WBR** Weathered Brown
• **CD** Cedar
• **WBK** Weathered Black
• **TT** Two Tone

[7] Custom colors require upcharge.

Sternberg Select Finishes
• **VG** Verde Green
• **SI** Swedish Iron
• **OWGT** Old World Gray Textured

Specifications

Fixture
The 1843LED Carson City series measures 18-1/4" wide and 41-3/4" tall. The luminaire shall be made of heavy wall cast aluminum alloy. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

Fitter - Standard
The fitter or base shall be heavy wall cast aluminum, alloy for high tensile strength. The fitter shall have an inside diameter opening to accept a 3" OD x 3" tall pole or tenon.

LED's
The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LED's and printed circuit boards shall be shall be environmentally friendly and 100% recyclable, they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. They shall operate in a -40°C (-40°F) to +50°C (122°F) ambient air temperature range. The High Performance white LED's will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 2700K, 3000K, 4000K or 5000K option color temperature with a minimum CRI of 70. The luminaire shall have a minimum ______ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

See next page

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SCALE:
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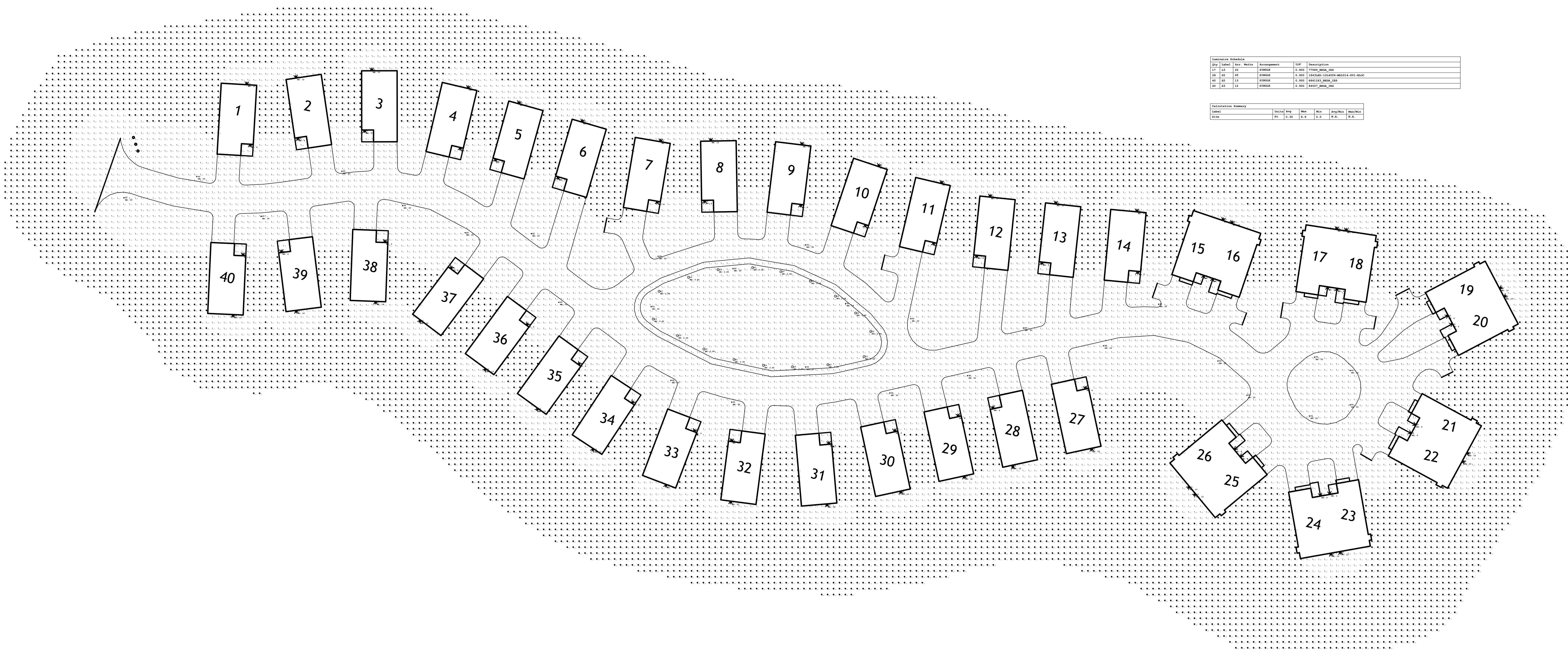
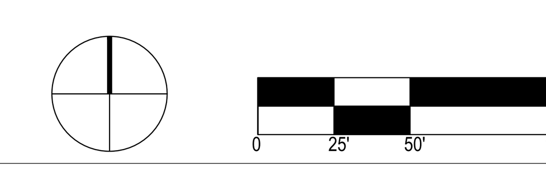
DRAWING TITLE:
LIGHTING CUT SHEETS

SHEET NO:
L-1.03



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
17	L3	22	SINGLE	0.900	77589_BEGA_IES
28	P2	45	SINGLE	0.900	1843LED-12L40T4-MDL014-SV1-BLOC
40	S2	13	SINGLE	0.900	66411K3_BEGA_IES
40	S3	12	SINGLE	0.900	84507_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.30	8.9	0.0	N.A.	N.A.



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DATE:	PROJ. NO:	DRAWN:	CHECKED:
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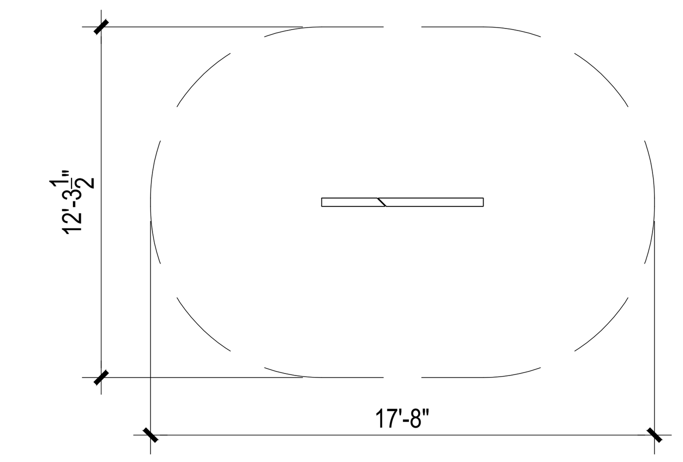
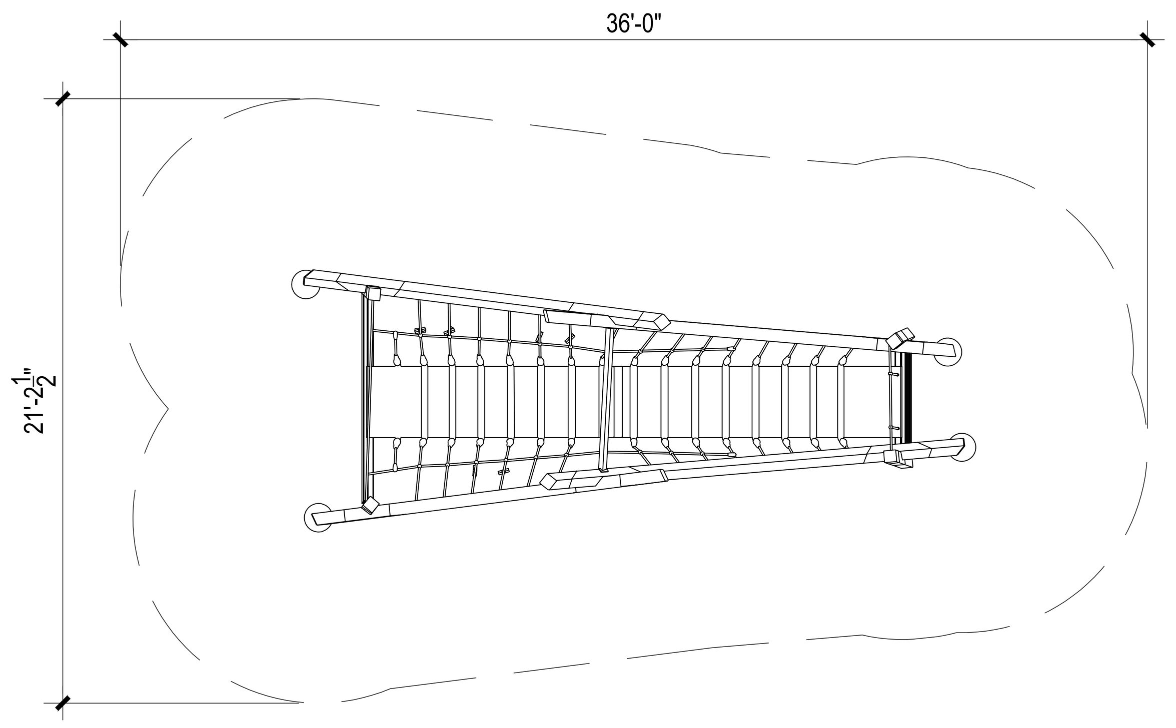
SCALE:
AS NOTED

DRAWING TITLE:
PHOTOMETRIC PLAN

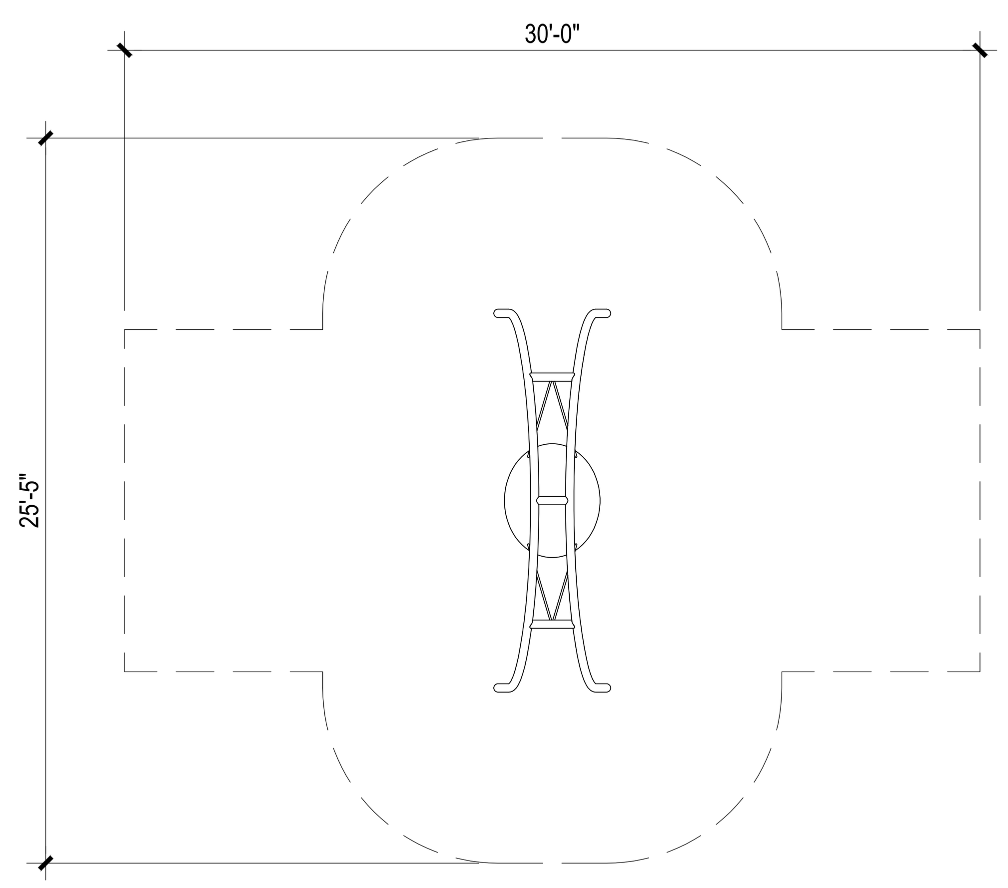
SHEET NO:
L-1.04



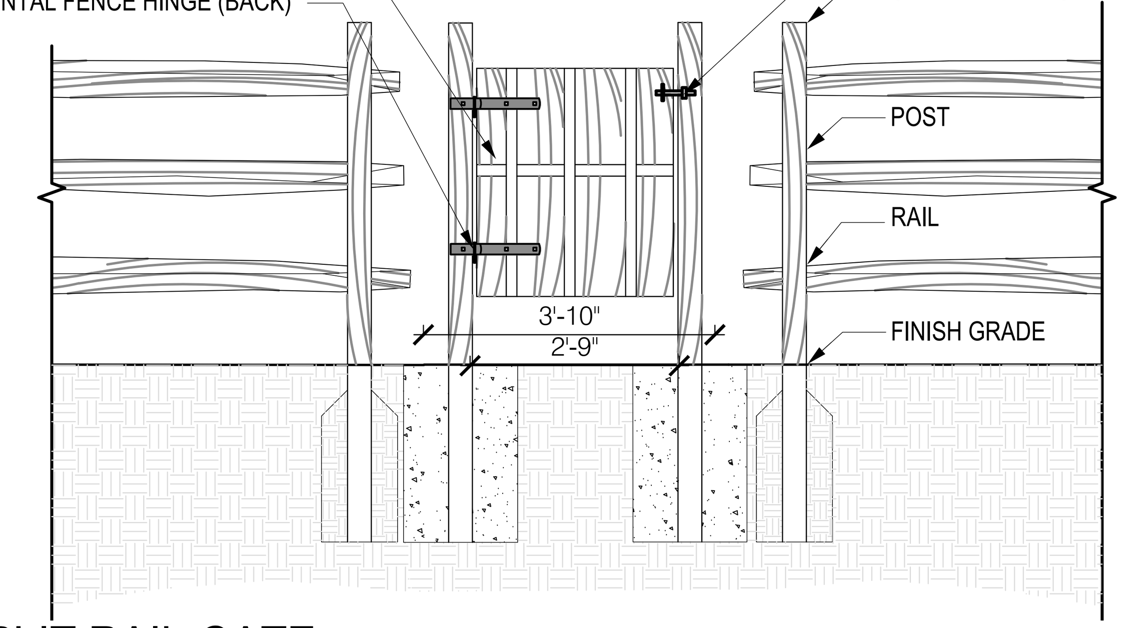
7 BALANCE BEAM
SCALE: 3/16"=1'-0"



6 FORTRESS MULTI-CLIMB
SCALE: 3/16"=1'-0"

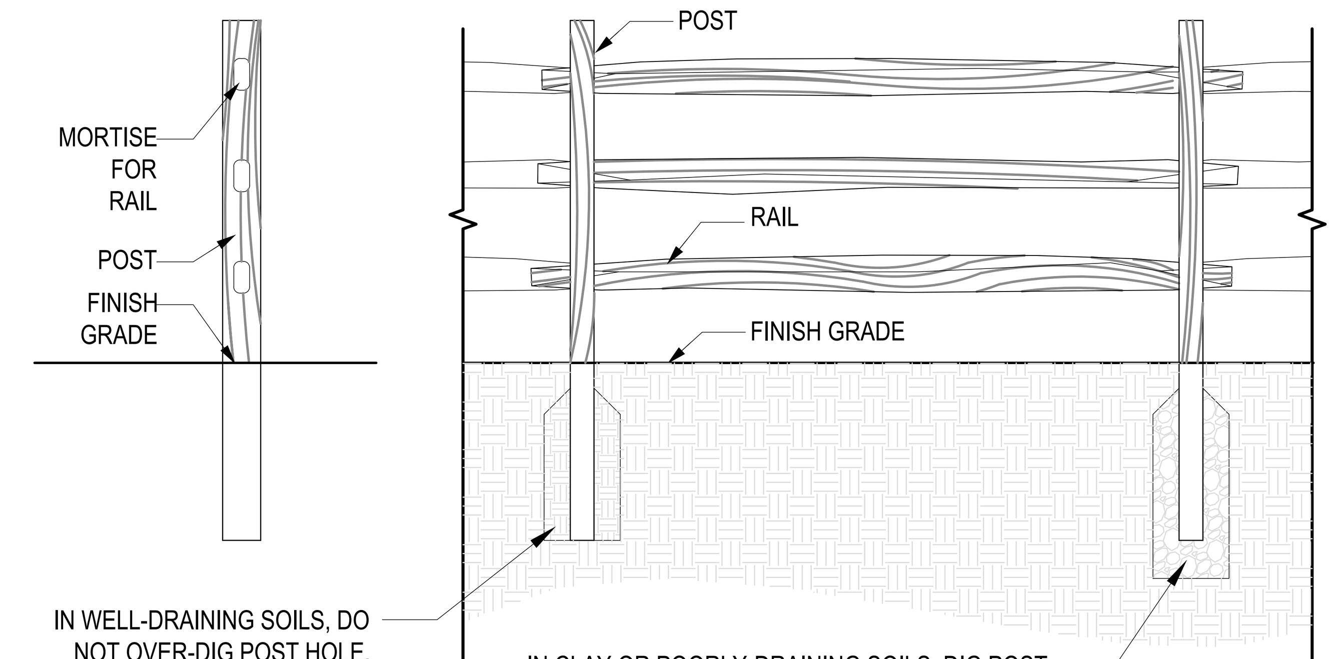


5 OODLE SWING
SCALE: 3/16"=1'-0"

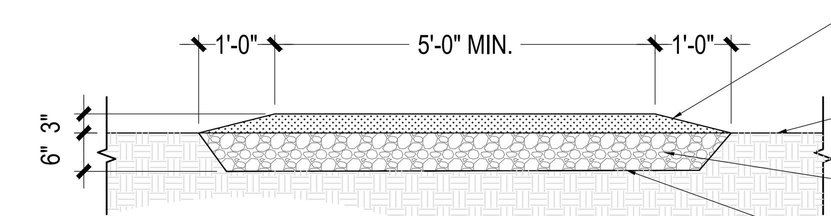


4 SPLIT RAIL GATE
SCALE: 1/2"=1'-0"

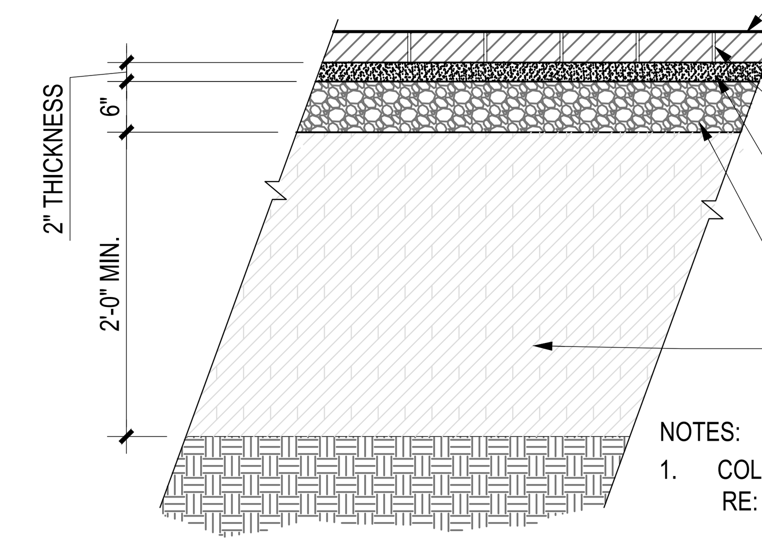
NOTE: SPLIT RAILS AND POSTS TO BE UNTREATED BLACK LOCUST.
DIMENSIONAL VARIATION WILL OCCUR AS THIS IS A NATURALLY SPLIT MATERIAL.



3 SPLIT RAIL FENCE
SCALE: 1/2"=1'-0"



2 WOOD CHIP PATH
SCALE: 1/2"=1'-0"



NOTES:
1. COLOR OF PAVER AND 1/4" STONE FOR FILLING JOINTS, RE: SPECS

1 PERMEABLE CONCRETE PAVERS
SCALE: 1"=1'-0"

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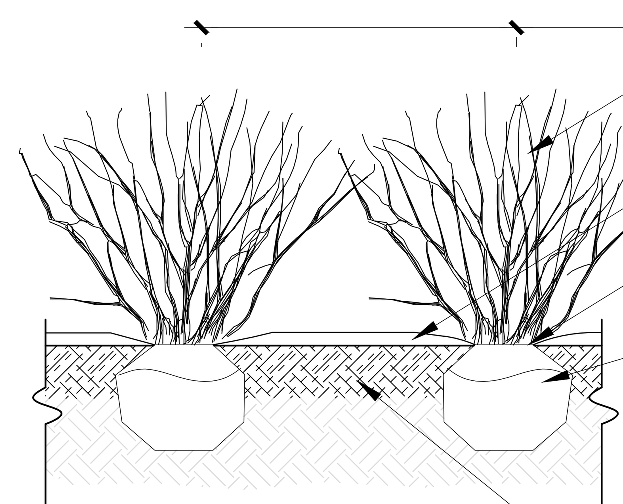
05/18/2023	23-003		

SCALE:
AS NOTED

DRAWING TITLE:
LANDSCAPE DETAILS

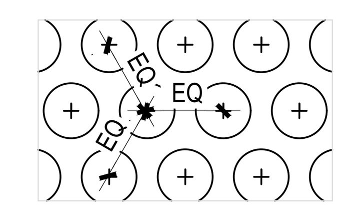
SHEET NO:
L-2.00

NOTES:
1. LOOSEN ROOT SYSTEM OF POT-BOUND PLANTS BEFORE PLANTING. SCORE ROOTMASS IN 3 OR 4 LOCATIONS.



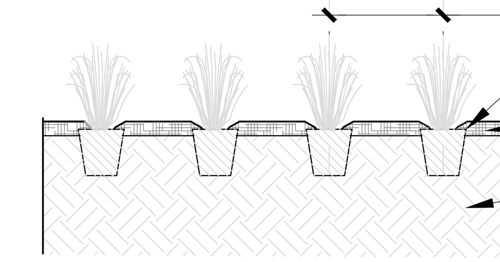
10 SHRUB PLANTING
SCALE: 1/2"=1'-0"

SPACING DIAGRAM PLAN

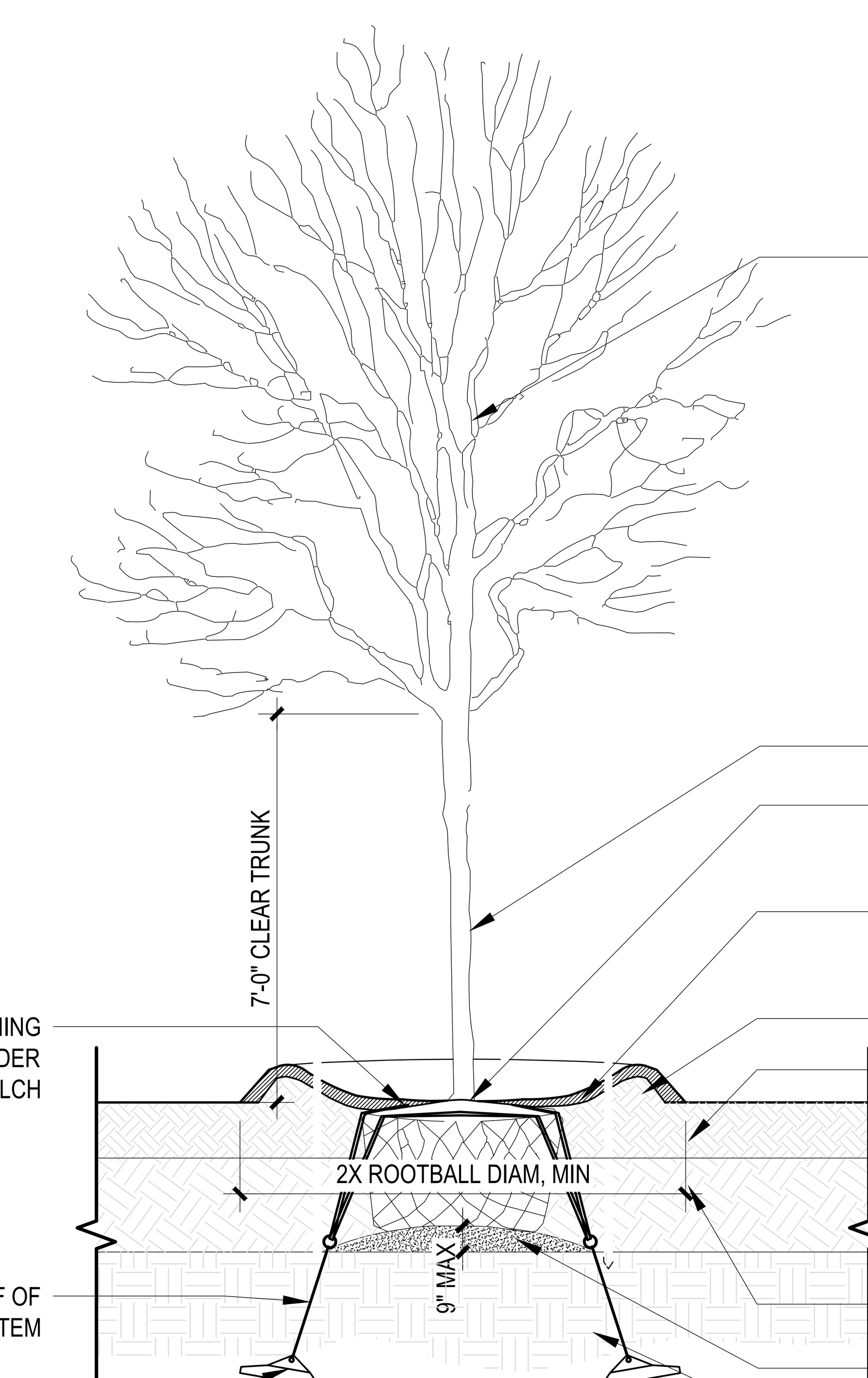


NOTES:
1.PLANTS TO BE SPACED IN STAGGERED ROWS PER SPACING IN PLANT SCHEDULE.
2. LOOSEN ROOT SYSTEM BEFORE PLANTING. IF PLANT IS POT BOUND CUT ROOT MASS INTO 4 SECTIONS AND SPREAD OUT BEFORE SETTING IN HOLE.

NOTES:



9 HERBACEOUS PLANTING
SCALE: 1/2"=1'-0"



PLANTING NOTES:
1. REVIEW PROPER TREE-PLANTING TECHNIQUES WITH L.A PRIOR TO PLANTING.
2. IF TREE HAS BEEN MARKED WITH NORTH ORIENTATION PRIOR TO DIGGING, POSITION TREE WITH SAME ORIENTATION IN TRANSPLANTED LOCATION, WHERE-EVER POSSIBLE.
3. CUT FOUR-3" LONG SLITS IN BURLAP AT UNDERSIDE OF ROOTBALL.
4. CUT SEVERAL HOLES IN BURLAP AT TOP OF ROOTBALL WITHOUT REMOVING WIRE OR ROPE LACING. CAREFULLY REMOVE SOIL AND PROBE HOLES TO DETERMINE LOCATION OF ROOTFLARES AND VALLEYS.
5. PREPARE PROPER DEPTH HOLE BASED UPON FORMULA NOTED.
6. ONCE ROOTBALL HAS BEEN LOCATED AT THE PROPER DEPTH WITHIN THE PLANTING HOLE, CAREFULLY CUT ROPE OR WIRE BASKET AWAY FROM ROOTBALL. REMOVE WIRE BASKETS COMPLETELY.
7. CUT AWAY BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE NON-BIODEGRADEABLE WRAP COMPLETELY.
8. CAREFULLY EXPOSE TRUNK FLARE AND VALLEYS USING WHISK BROOM OR HAND TOOLS. AVOID BARK DAMAGE. ASSURE BALL IS AT PROPER HEIGHT. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
9. PRUNE DAMAGED OR GIRDLING ROOTS WITH SHARP PRUNERS.
10. BACKFILL WITH PLANTING MEDIUM AMENDED ACCORDING TO CHEMICAL ANALYSIS AS SPECIFIED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
11. WRAP LOWER PORTION OF TRUNK WITH PROTECTIVE PLASTIC MESH TO AVOID SUNSCALD AFTER REMOVING SOIL FROM TRUNK FLARES/ VALLEYS.

8 TYP TREE PLANTING (CONTINUOUS SOIL ZONE)
SCALE: 3/8"=1'-0"

HERITAGE LANDING

GROTON, MA

CLIENT
HERITAGE LANDING LLC
390 Broadway Road
Dracut, MA 01826

LANDSCAPE ARCHITECT
LEMON BROOKE
10 Concord Crossing
Concord, MA 01742
978.222.3700

CIVIL ENGINEER
MEISNER BREM CORP.
142 Littleton Road
Westford, MA 01866
978.692.1313

DESIGN DEVELOPMENT SET

REV:	DESCRIPTION:	DATE:

DATE:	PROJ. NO:	DRAWN:	CHECKED:
05/18/2023	23-003		

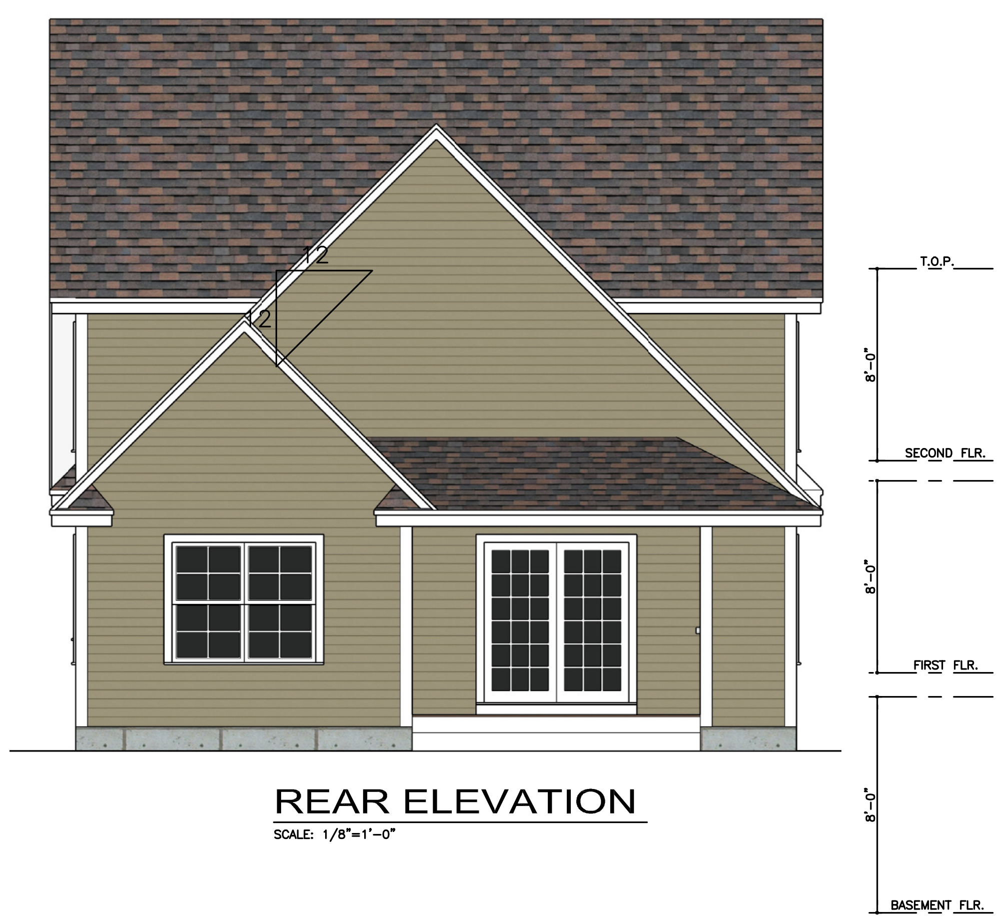
SCALE:
AS NOTED

DRAWING TITLE:
PLANTING DETAILS

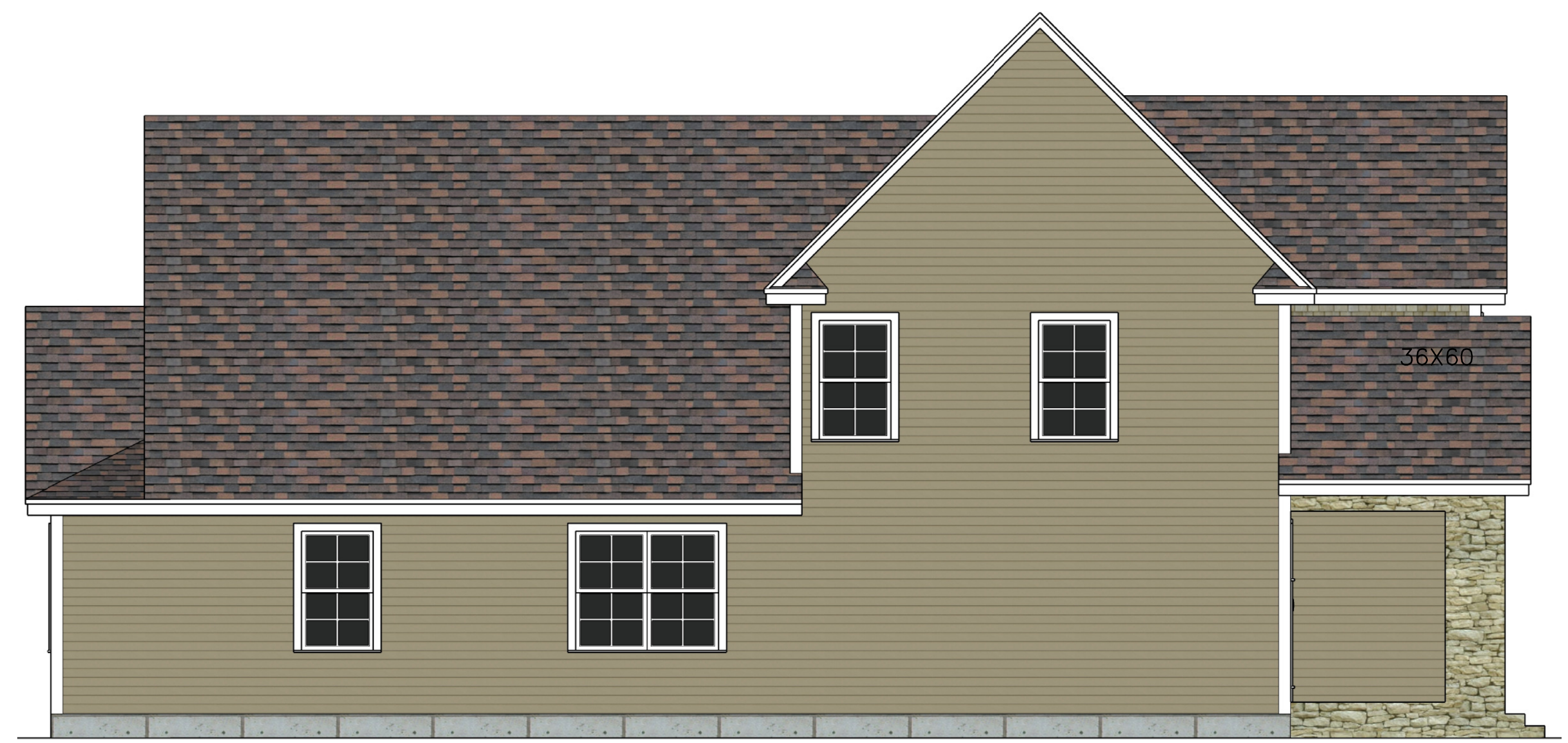
SHEET NO:
L-2.01

FRONT ELEVATION
SCALE: 1/8"=1'-0"

RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

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FOR BOARD APPROVAL ONLY

Project No.: 21198

Date: May 9, 2023
Drawn By: SD
Checked By: JJ

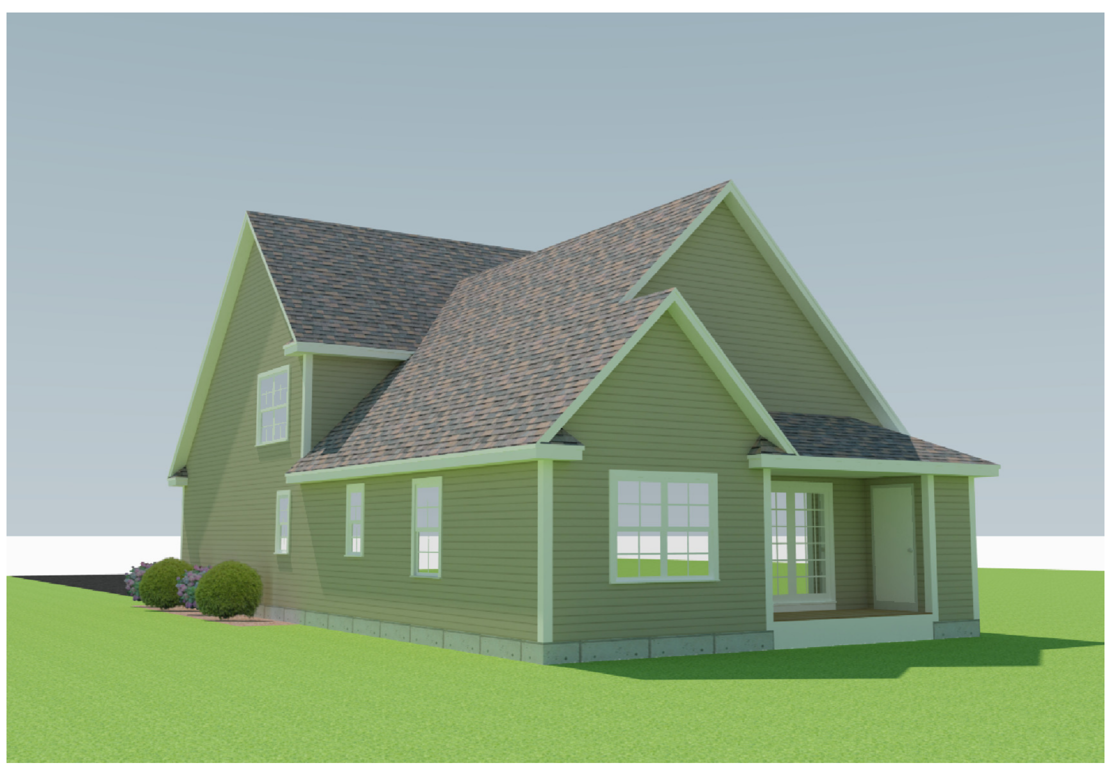
Project: HERITAGE SINGLE FAMILY

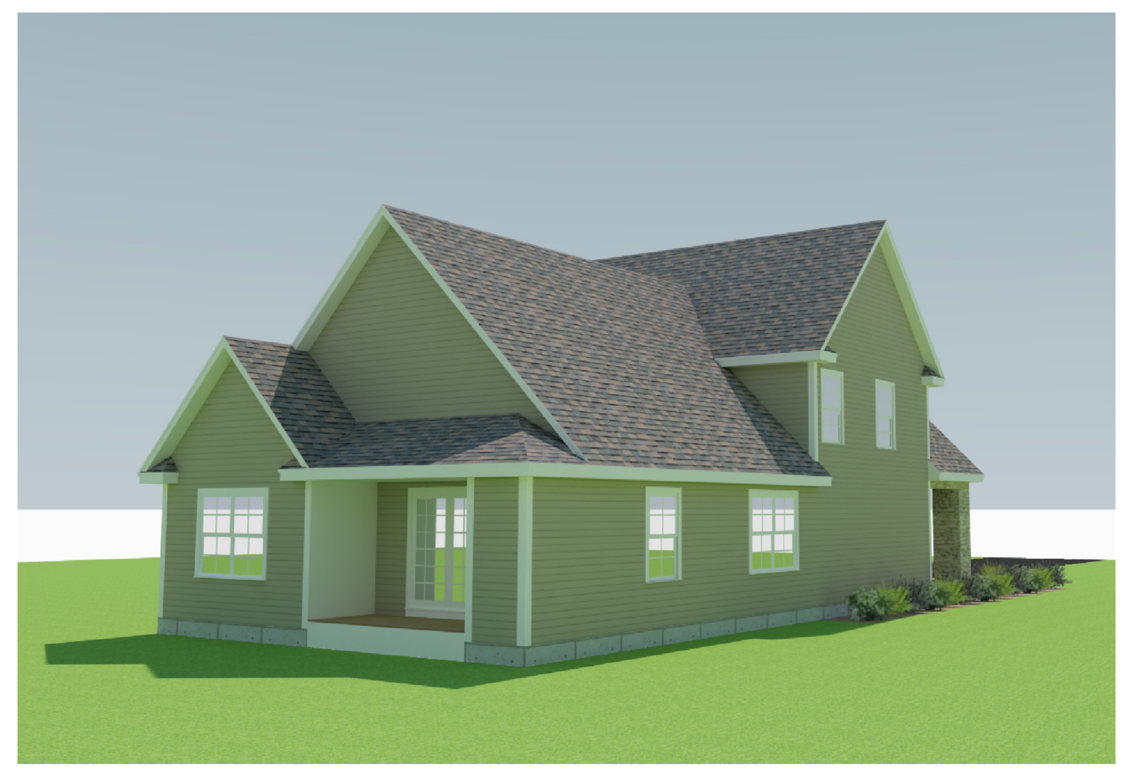
Title: ELEVATIONS NOTES & DETAILS

Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net

REGISTERED ARCHITECT JAMES J. JOZOKOS No. 20190 LOWELL, MASS. COMMONWEALTH OF MASSACHUSETTS

Sheet: 2 / 3





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FOR BOARD APPROVAL ONLY

Project No.:
21198

Date:
May 9, 2023

Drawn By: SD

Checked By: JJ

Project:
HERITAGE
SINGLE FAMILY

Title:
RENDERINGS

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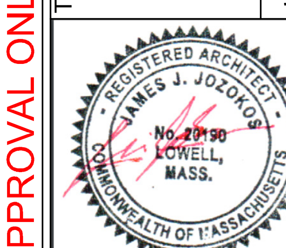

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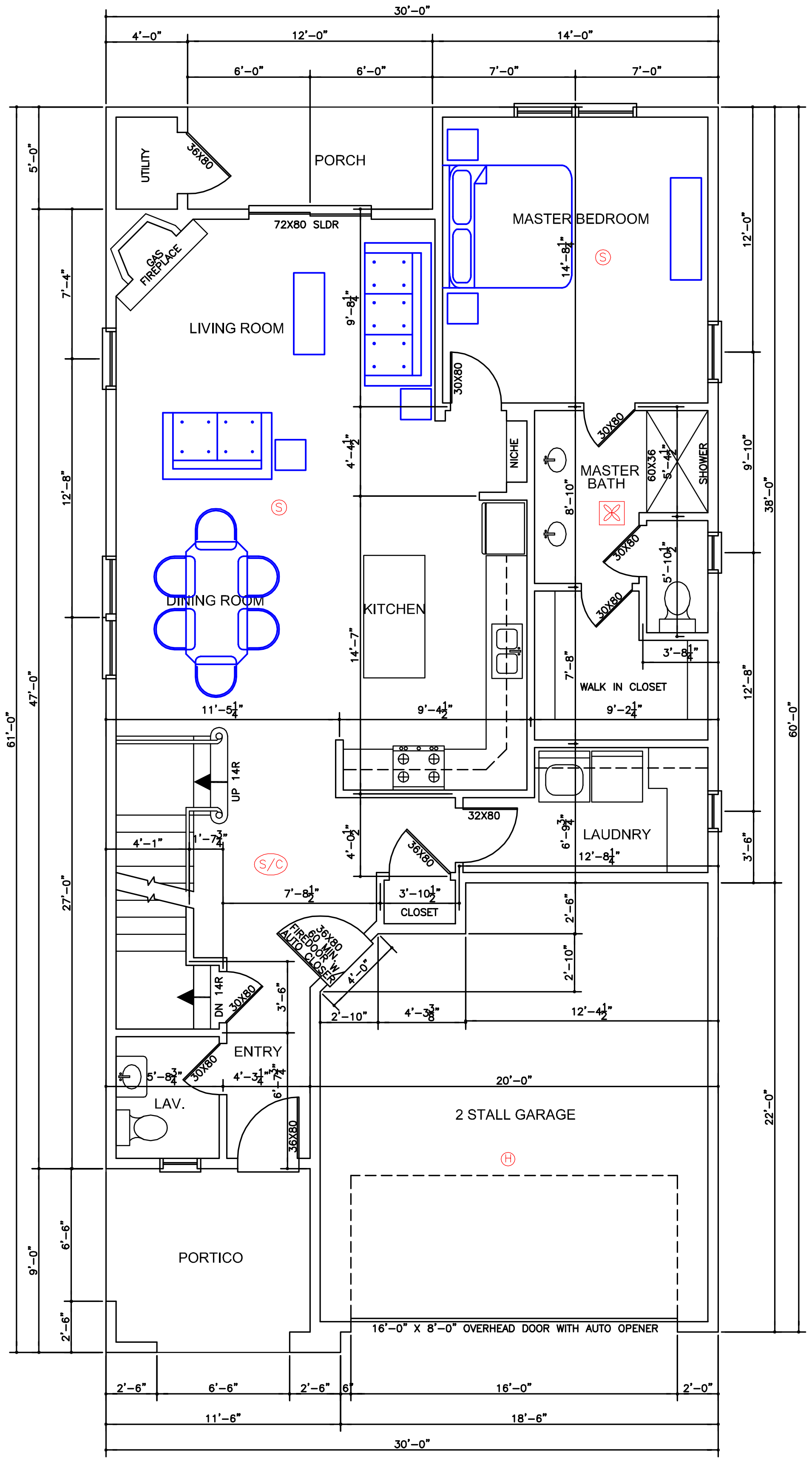
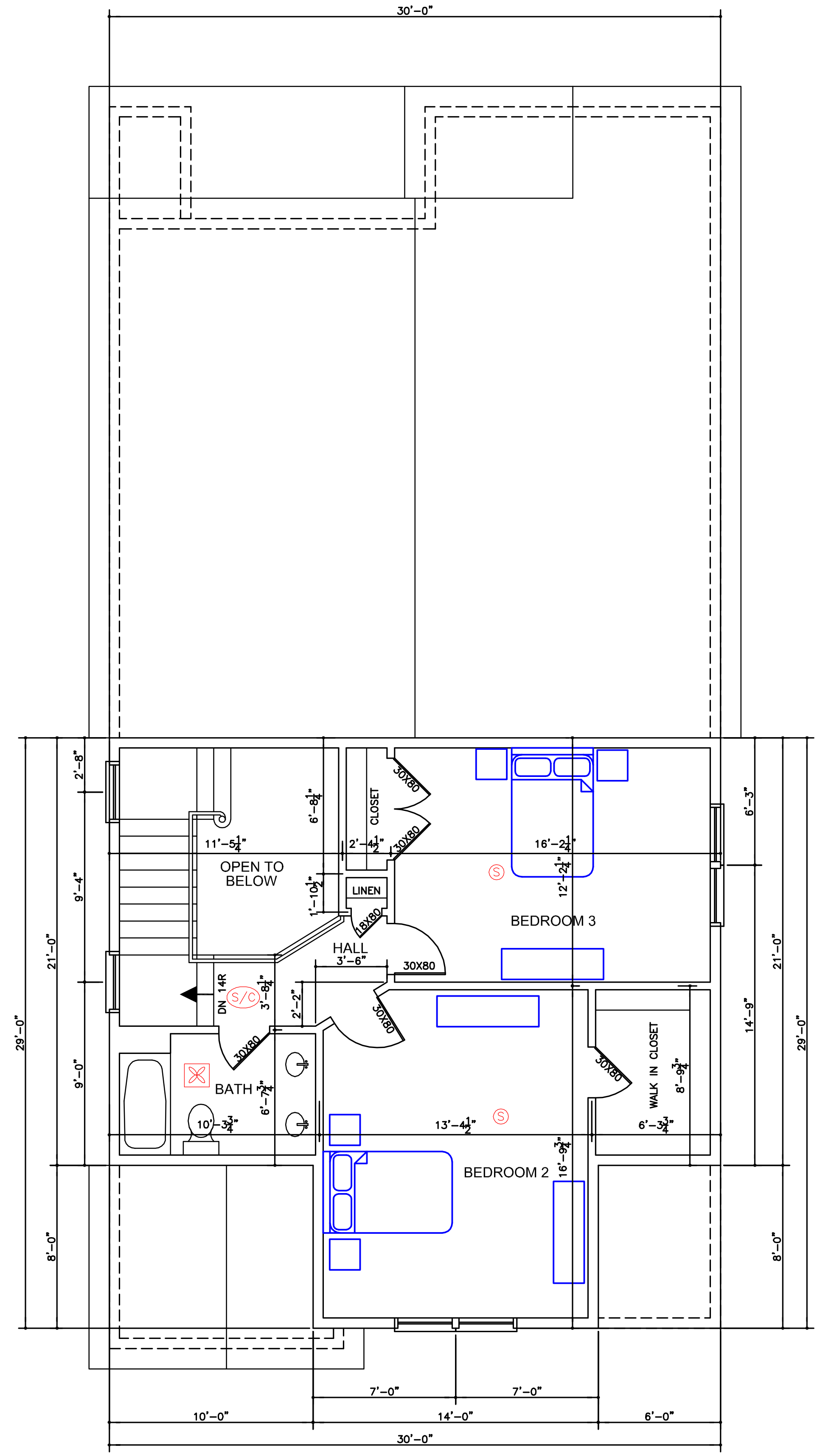


MAIN FLOOR PLAN

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

MAIN FLOOR PLAN AREA = 1249 SQUARE FEET



SECOND FLOOR PLAN

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

SECOND FLOOR PLAN AREA = 607 SQUARE FEET

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FOR BOARD APPROVAL ONLY

Project No.:
21198

Date: **May 9, 2023**

Drawn By: SD

Checked By: JJ

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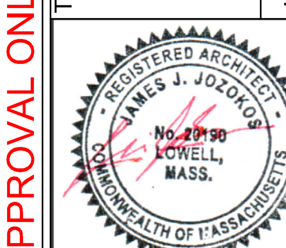
Project: HERITAGE SINGLE FAMILY

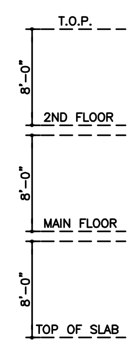
Title: FLOOR PLANS



Sheet: 1 / 3

FRONT ELEVATION

SCALE: 1/16"=1'-0"

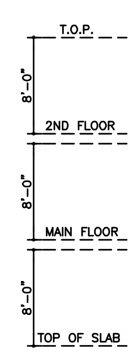


RIGHT ELEVATION

SCALE: 1/16"=1'-0"

REAR ELEVATION

SCALE: 1/16"=1'-0"



LEFT ELEVATION

SCALE: 1/16"=1'-0"

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FOR BOARD APPROVAL ONLY

Project No.: 21198

Date: **May 9, 2023**

Drawn By: SD

Checked By: JJ

Project: DUPLEX - HERITAGE

Title: ELEVATIONS

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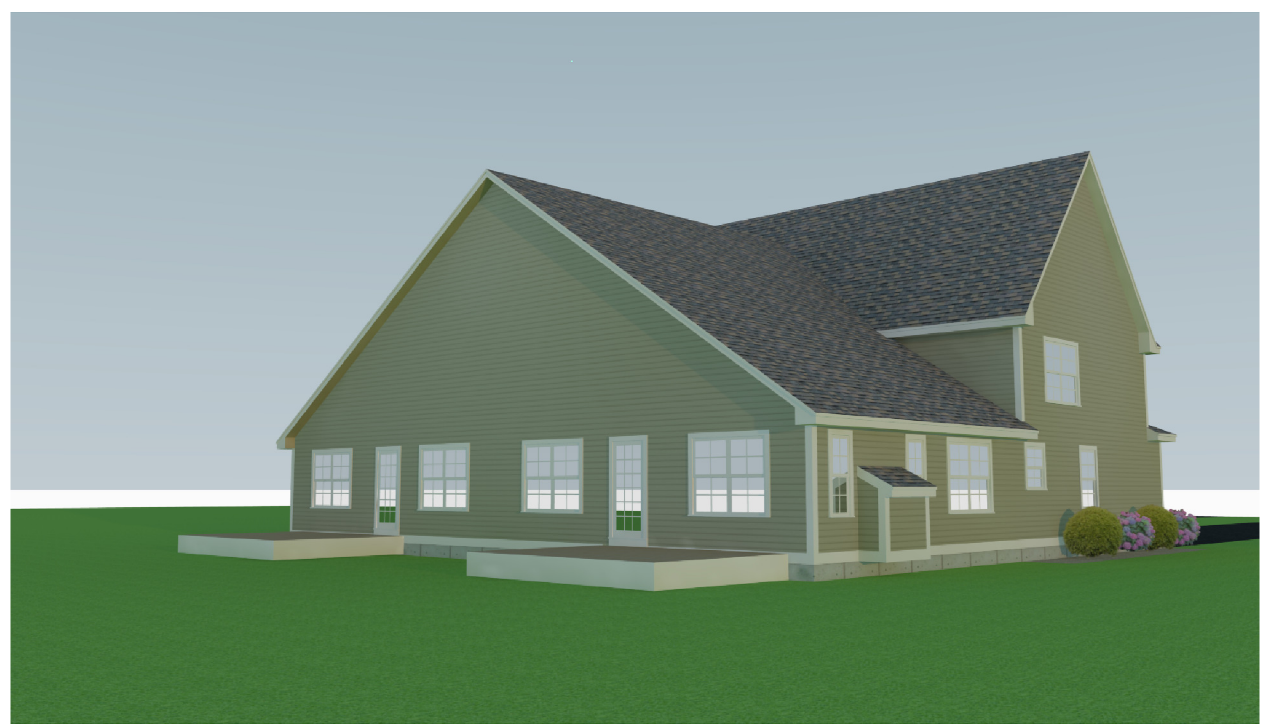

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Project No.: 21198

Date: **May 9,2023**

Drawn By: SD

Checked By: JJ

Project: DUPLEX - HERITAGE

Title: RENDERINGS

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COMMONWEALTH OF MASSACHUSETTS

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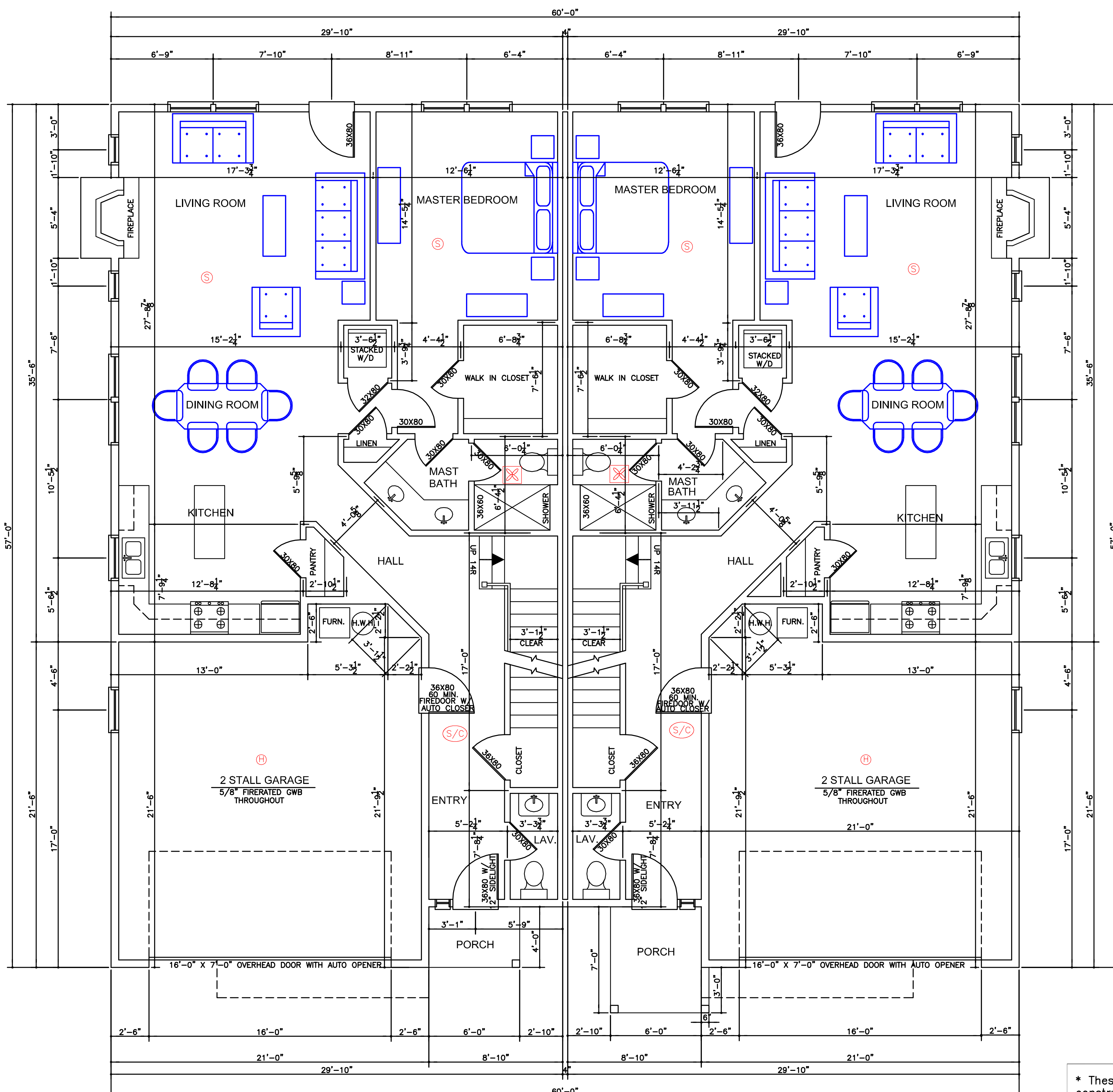

MAIN FLOOR PLAN

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

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Project No.: 21198

Date: May 9, 2023

Drawn By: SD

Checked By: JJ

Project: DUPLEX - HERITAGE

Title: MAIN FLOOR PLAN

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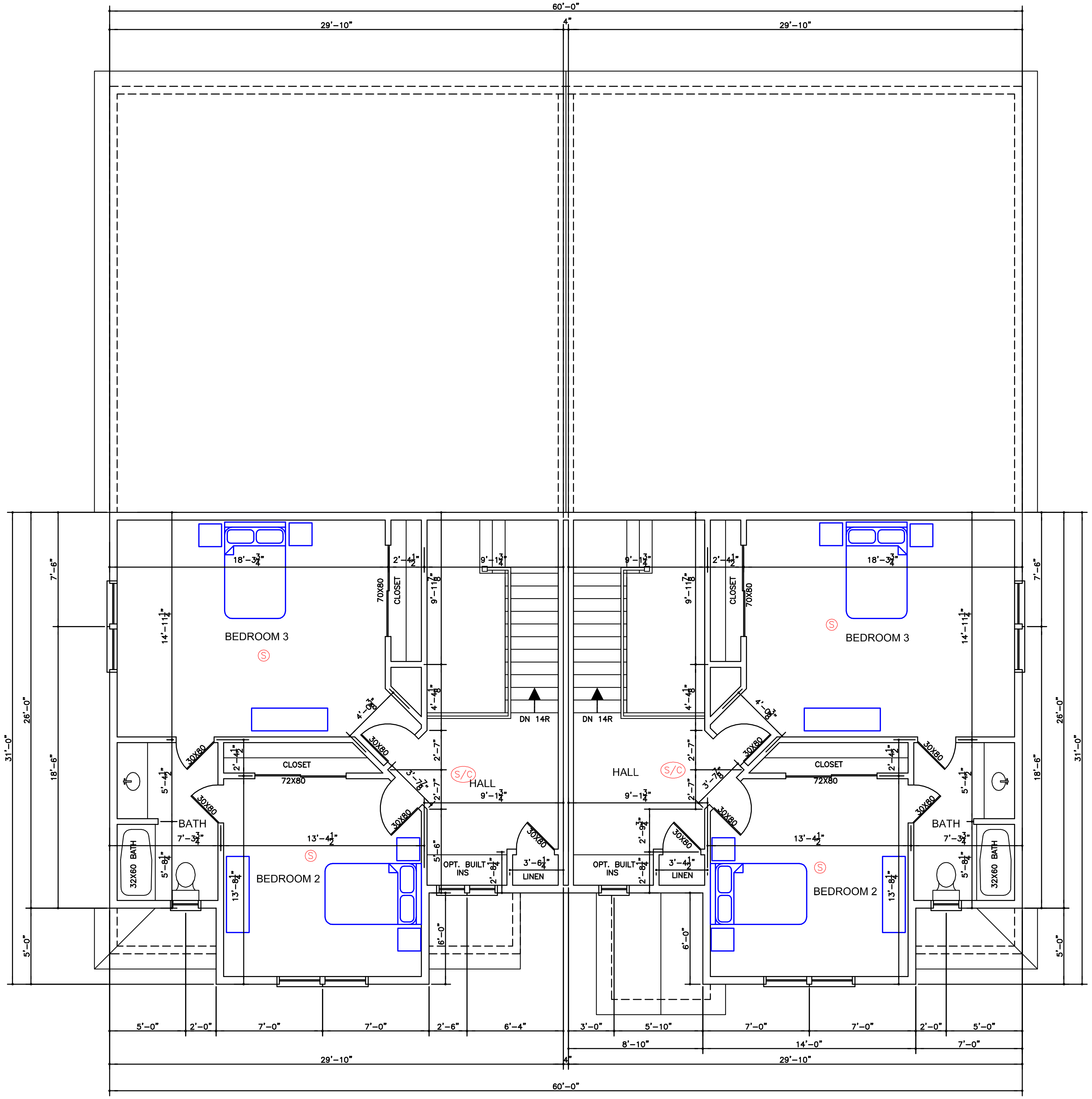

SECOND FLOOR PLAN

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

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Project No.: 21198

Date: May 9,2023

Drawn By: SD

Checked By: JJ

Project: DUPLEX - HERITAGE

Title: SECOND FLOOR PLAN

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