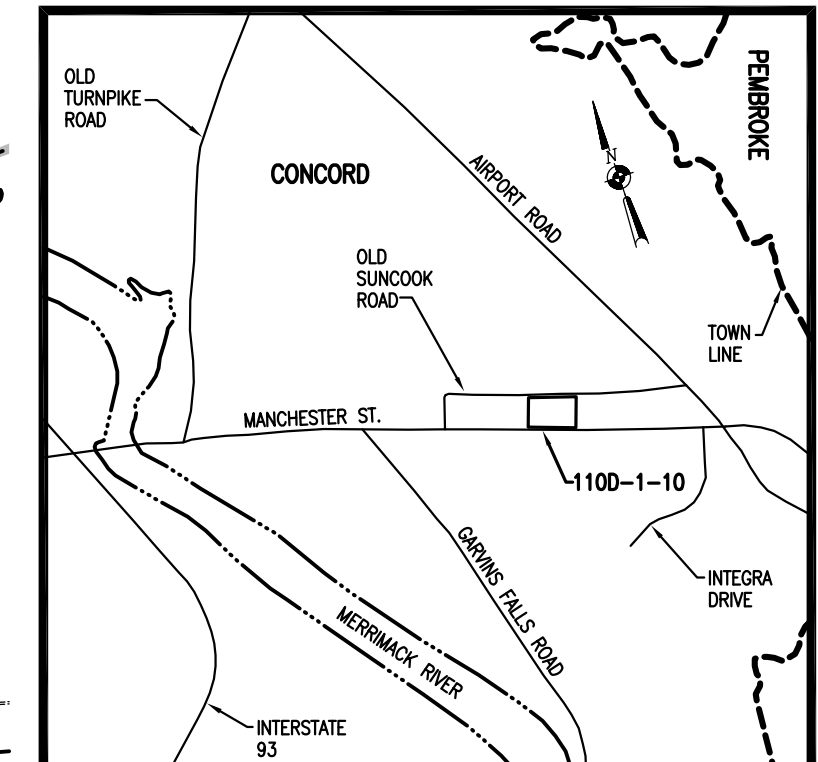
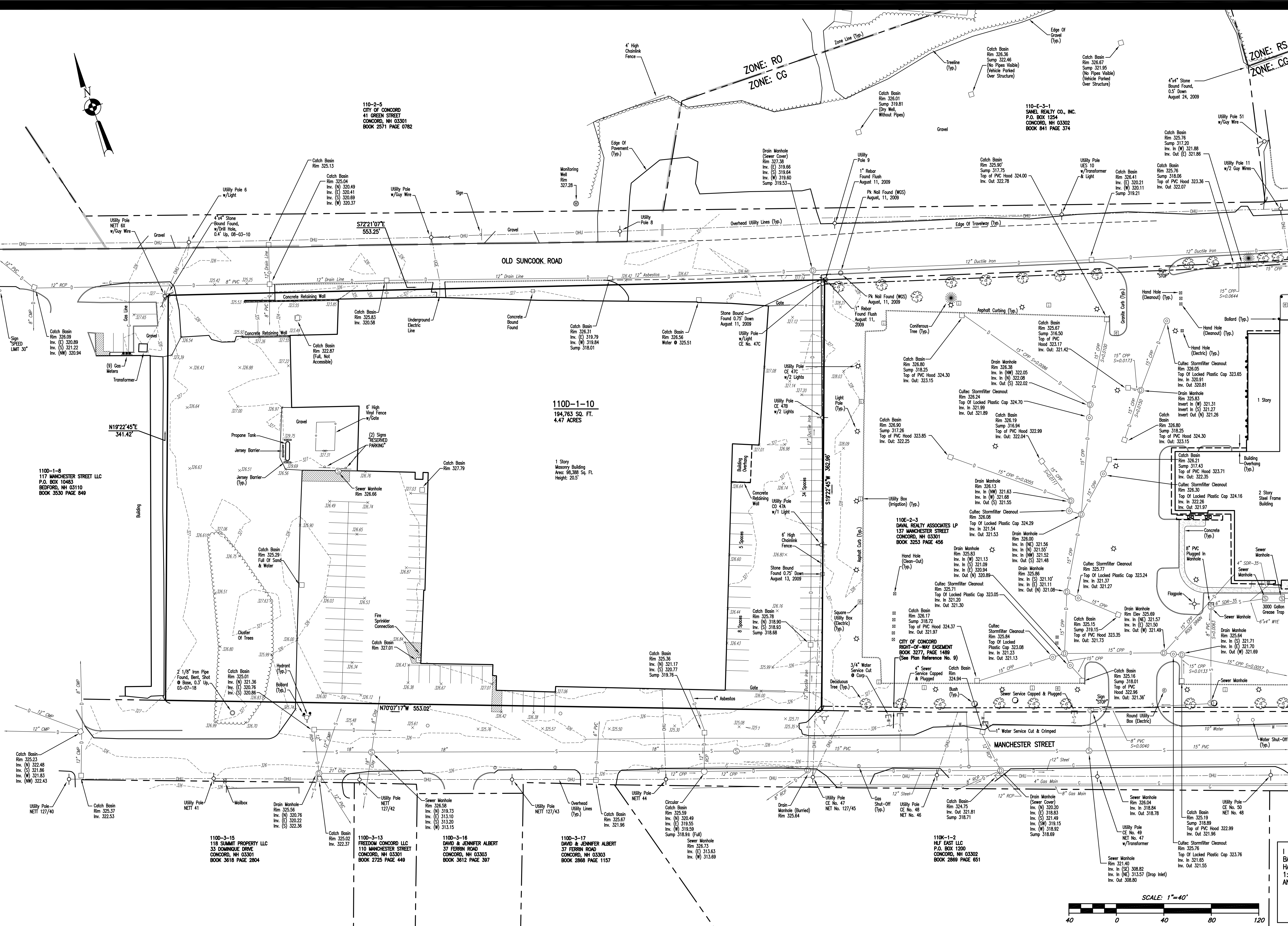




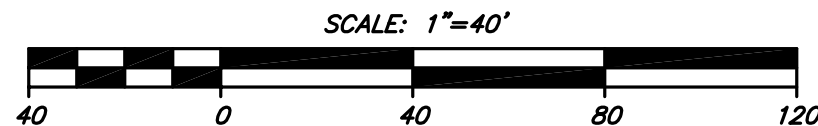
VICINITY MAP
NOT TO SCALE

- PLAN REFERENCES:
1. "SANEL REALTY CO., INC., CONCORD NH, PROPERTY SURVEY TRACTS 4371-F & 4487-A" DATED APRIL 2, 1959 BY E. N. ROBERTS, M.C.R.D. PLAN # 1588.
 2. "SUBDIVISION FOR SANEL REALTY CO., INC., SOUTHEASTERLY INTR. OF OLD SUNCOOK RD. & MANCHESTER ST., CONCORD, NH" DATED SEPT. 27, 74 BY R.D. BARTLETT, RLS, M.C.R.D. PLAN # 10983.
 3. "SITE PLAN FOR GLORIA A. & PASQUALE F. ALOSA, CONCORD, NH" DATED 1-17-91 BY HOLDEN ENGINEERING & SURVEYING, INC. M.C.R.D. PLAN # 13706.
 4. "PLAN OF LAND BELONGING TO WILLIAM A. LEE, CONCORD, NH" DATED JULY, 1930 BY LLOYD & MANN, M.C.R.D. PLAN # 649.
 5. "AS-BUILT SITE PLAN, BANKS CHEVROLET, CONCORD, NH" DATED 11-05-12 BY HOLDEN ENGINEERING & SURVEYING, INC., UNRECORDED.
 6. "RE-SUBDIVISION/ SUBDIVISION PLAN, MAP 1100/ BLOCK 2/ LOTS 3 & 4 PREPARED FOR CONCORD AREA TRUST FOR COMMUNITY HOUSING (C.A.T.H.), 13 & 19 OLD SUNCOOK ROAD, CITY OF CONCORD, MERRIMACK COUNTY, NEW HAMPSHIRE" DATED 10/10/06 BY SANDFORD SURVEYING & ENGINEERING, M.C.R.D. PLAN # 18641.
 7. "SUBDIVISION PLAT OF THE LANDS OF SANEL REALTY COMPANY, INC. & THE CITY OF CONCORD, N.H., PROJECT LOCATION: AIRPORT ROAD & MULBERRY STREET, CONCORD NH MAP 1108, BLOCK 1, LOT 4 & MAP 110, BLOCK 2, LOTS 4 & 5" DATED APRIL 1, 2003 BY RICHARD D. BARTLETT & ASSOCIATES, INC., M.C.R.D. PLAN # 16577.
 8. "RESUBDIVISION OF LAND OF PASQUALE F. ALOSA & VALLEY OIL CO., MANCHESTER STREET & OLD SUNCOOK ROAD, CONCORD, NEW HAMPSHIRE" DATED MAY 3, 1976 BY D. M. TILLOTSON, M.C.R.D. PLAN # 4496.
 9. "RIGHT OF WAY EASEMENT PLAT, PREPARED FOR THE CITY OF CONCORD, LAND OF DANA REALTY ASSOCIATES, LP, MAP 1110E, BLOCK 2, LOTS 2, 3, 4 & 6, 137 MANCHESTER STREET, CONCORD NH", DATED 5/13/2011 BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. PLAN NO. 19813.

- NOTES:
1. REFERENCE THIS PARCEL AS CITY OF CONCORD TAX MAP LOT 1100-1-10.
 2. OWNER OF RECORD IS SANEL REALTY COMPANY, INC., PO BOX 504, CONCORD, NH 03302-0504.
 3. DEED REFERENCES FOR THIS PARCEL ARE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 841 PAGE 374 AND BOOK 1085 PAGE 457.
 4. TOTAL AREA OF THIS PARCEL IS 194,763 SQ. FT. OR 4.47 ACRES.
 5. THIS PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER SYSTEMS.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

[Signature]
PETER D. HOLDEN



EXISTING CONDITIONS PLAN
SANEL AUTO PARTS
CONCORD, NH

HOLDEN ENGINEERING & SURVEYING, inc.

56 Old Suncook Road - Unit #1
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

Date:	Revisions	Description	Dr. By	Chk. By
06-28-19	REVISE DRAINAGE STRUCTURES AND INFORMATION		DS	DJ
07-12-19	REVISE DRAINAGE INFORMATION		DS	DJ
08-09-19	REVISE PER CITY COMMENTS		DS	DJ
09-25-19	REVISE PER CLIENT COMMENTS		DS	DJ

Book Page Date: 03-15-19
Scale: 1"=40'
Dr. By: DS Chk. By: DJ
Job No. 1920041
Sheet no 1 of 1

REVISION HISTORY
1. RESPONSE TO CITY COMMENTS (07/25/2019)
2. RESPONSE TO ACT BUREAU COMMENTS (09/24/2019)
3. REVISED IN RESPONSE TO REVISED ZONING ORDINANCE (01/16/2020)

Issued For
**Permitting
Not for Construction**

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Owner
**Sanel/NAPA
129 Manchester St.
Concord, NH**

Site
**Banks Chevrolet
129 & 137 Manchester
St.
Concord, NH**

**Map/Block/Lot:
110D/1/10**

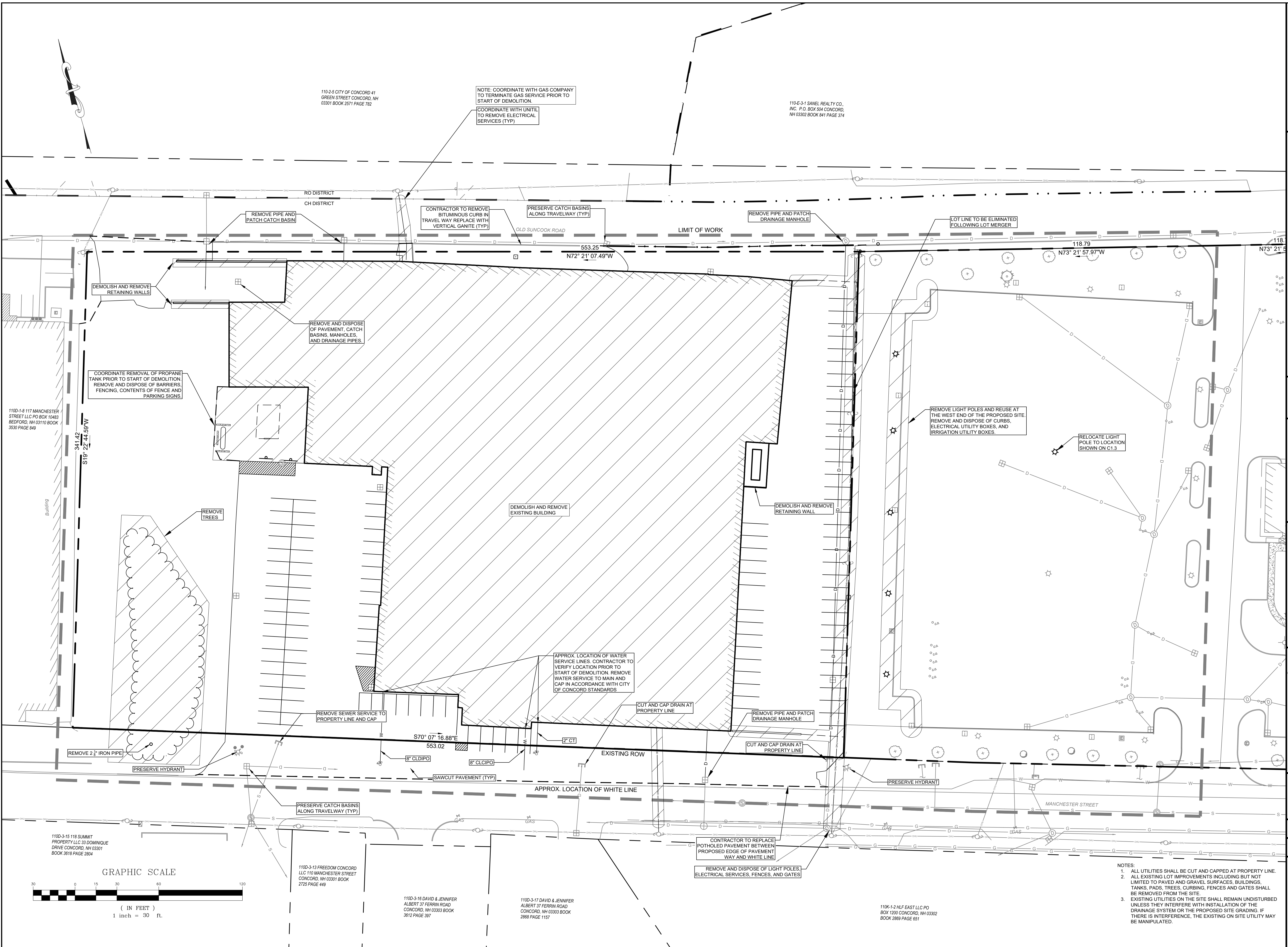
Drawing Title
Demolition Plan

Scale 1" = 30'	Date 06/15/2019
Drafted By GAG	Checked By DLF
Project Mgr ERL	Project Number BACC0002
Sheet Number	

ENGINEER: ERIN R. LAMBERT
NH P.E. #11057

C1.1

4 of 14



ZONING NOTES

PARKING REQUIREMENTS				
EXISTING SITE:	USE	REQUIREMENT	QUANTITY	PARKING REQUIRED
	SALES/SERVICE/PARTS	1 SP/ 600 SF GROSS	51,623	86
	REPAIR BAY	4 SP/ BAY	26	104
	DISPLAY AREA	1 SP/ 3,000 SF	52,883	18
			TOTAL	208
PROPOSED SITE:	USE	REQUIREMENT	QUANTITY	PARKING REQUIRED
	SALES/SERVICE/PARTS	1 SP/ 600 SF GROSS	51,623	86
	REPAIR BAY	4 SP/ BAY	26	104
	DISPLAY AREA	1 SP/ 3,000 SF	191,528	64
			TOTAL	254
PROVIDED PARKING:	SURFACE SPACES	221		
	SERVICE ENTRY SPACES	16		
	RECON SPACES	12		
	EXTERIOR DELIVERY SPACES	6		
	TOTAL	255		
ADA PARKING:	REQUIRED ADA SPACES	7		
	PROPOSED ADA SPACES	7		
PARKING LOT LANDSCAPING				
AREA OF PROPOSED PARKING SPACES AND AISLES = 16,529 SF				
REQUIRED 1 TREE/2000 SF				
INTERIOR LANDSCAPING AREA NO. OF TREES	REQUIRED	PROPOSED		
	5% (827 SF)	7% (1,134 SF)		
	119 TREES	SEE L1.1 LANDSCAPING PLAN		

ZONING ANALYSIS		
TAX MAP/BLOCK/LOT:	110D/1/10	
ADDRESS:	129 MANCHESTER ST CONCORD, NEW HAMPSHIRE	
ZONING DISTRICT:	CH - HIGHWAY COMMERCIAL	
MINIMUM LOT AREA 40,000 SF	PROVIDED 6.63 AC/288,986 SF (137 MANCHESTER STREET) 4.47 AC/194,763 SF (129 MANCHESTER STREET)	
MINIMUM FRONTAGE 200'	PROVIDED 553' ALONG MANCHESTER STREET (129 MANCHESTER STREET) 553' ALONG OLD SUNCOOK ROAD (129 MANCHESTER STREET)	
MAXIMUM LOT COVERAGE: 80%	PROVIDED 78%	
PARKING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	10'	21'
SIDE YARD	5'	24'
BACK YARD	5'	N/A
IMPERVIOUS AREA	EXISTING	PROPOSED
137 MANCHESTER STREET	214,046 SF	224,485 SF
129 MANCHESTER STREET	189,486 SF	153,644 SF
	TOTAL 403,532 SF (83%)	378,129 SF (78%)
		110

GENERAL NOTES

- THESE DRAWINGS SHOULD BE REVIEWED IN CONJUNCTION WITH THE ACCOMPANYING DESIGN REPORT ENTITLED "STORMWATER MANAGEMENT REPORT FOR DAVAL REALTY ASSOCIATES" DATED 06/19/19 PREPARED BY WILCOX & BARTON INC.
- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS PLAN," DATED 03/15/2019, BY HOLDEN ENGINEERING AND SURVEYING INC.
- THESE DRAWINGS AND ACCOMPANYING TEXT HAVE BEEN PREPARED FOR DAVAL REALTY ASSOCIATES FOR REVIEW BY THE CITY OF CONCORD PLANNING BOARD, CODE ENFORCEMENT, GENERAL SERVICES, POLICE, AND FIRE DEPARTMENTS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT DIG-SAFE (1-888-DIG-SAFE) AT LEAST 48 HOURS AND LESS THAN 30 DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
- REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
- CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
- ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- A CONDITIONAL USE PERMIT FOR SECTION 28-7-10(b) PARKING LOT INTERIOR LANDSCAPE REQUIRED IS BEING REQUESTED TO PERMIT A DISTANCE BETWEEN PARKING AND A LANDSCAPE ISLAND TO BE GREATER THAN 120 LF IN A DISPLAY PARKING AREA IN THE CH ZONING DISTRICT.
- A CONDITIONAL USE PERMIT IS BEING REQUESTED FOR SECTION 28-7-8(c)(2) TO CONSTRUCT THE DRIVEWAY ACCESS OFF OF MANCHESTER STREET CLOSER TO THE ADJACENT DRIVEWAY THAN THE ORDINANCE ALLOWS.

- LEGEND
- (21) PARKING COUNTRY

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair

Clerk

Wilcox & Barton INC.
CIVIL · ENVIRONMENTAL · GEOTECHNICAL
#1B COMMONS DRIVE, UNIT 12B
LONDONDERRY, NH 03053
603-369-4190
www.wilcoxandbarton.com

REVISION HISTORY

- RESPONSE TO CITY COMMENTS (07/25/2019)
- RESPONSE TO AGT BUREAU COMMENTS (09/24/2019)
- REVISED IN RESPONSE TO REVISED ZONING ORDINANCE (01/16/2020)

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Owner/Applicant
**Sanel/NAPA
129 Manchester St.
Concord, NH**

Site
**Banks Chevrolet
129 & 137 Manchester
St.
Concord, NH**

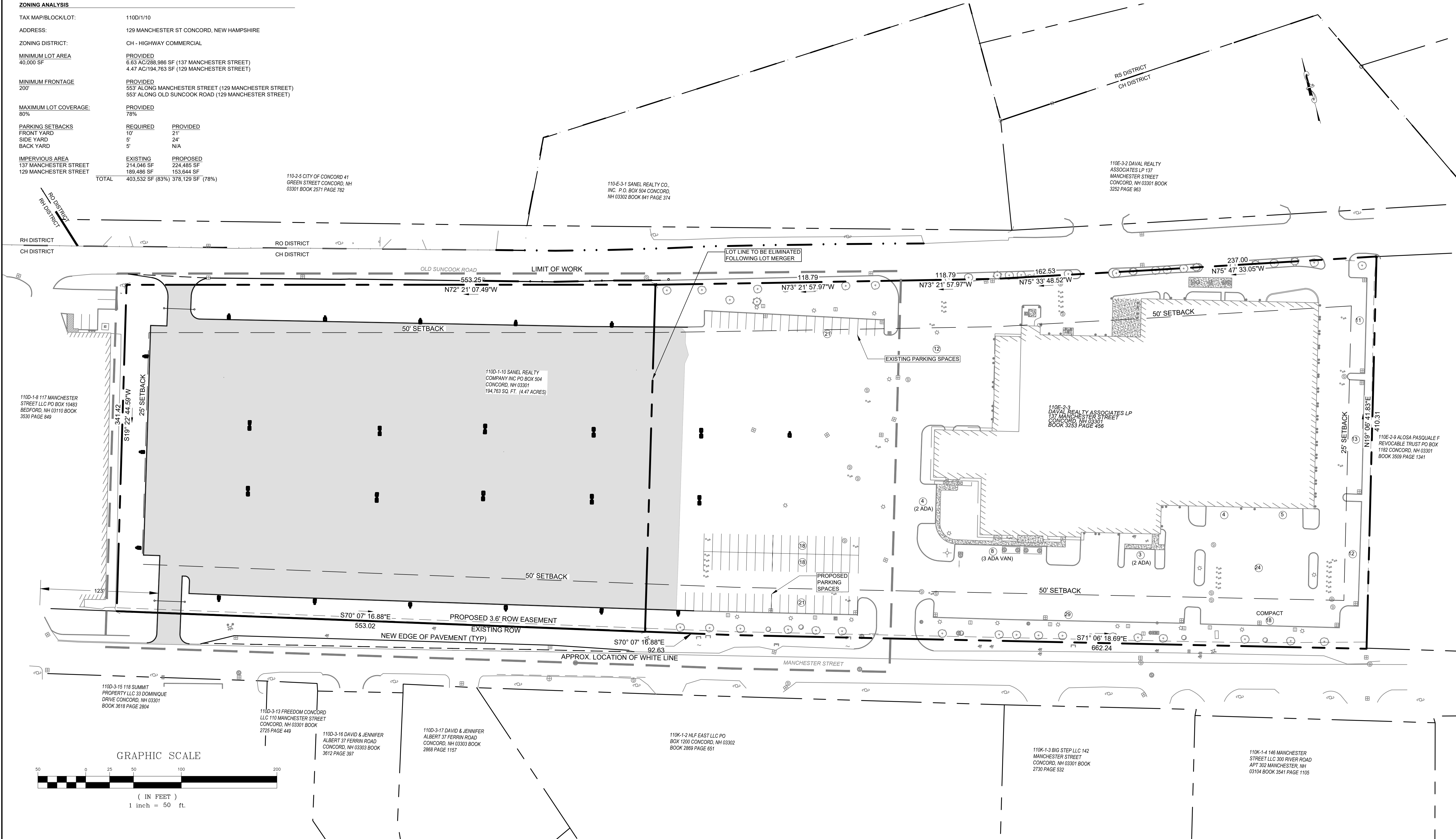
Map/Block/Lot:
110D/1/10

Drawing Title
Overview Site Plan

Scale	1" = 50'	Date	06/19/2019
Drafted By	GAG	Checked By	DLF
Project Mgr	ERL	Project Number	BACC0002

Sheet Number
C1.2
5 of 14

ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER
ENGINEER: ERIN R. LAMBERT
NH P.E. #11057



REVISION HISTORY

1. RESPONSE TO CITY COMMENTS (07/25/2019)
2. RESPONSE TO AOT BUREAU COMMENTS (09/24/2019)
3. REVISED IN RESPONSE TO REVISED ZONING ORDINANCE (01/16/2020)

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129 Manchester St.
Concord, NH**

Site

**Banks Chevrolet
129 & 137 Manchester
St.
Concord, NH**

**Map/Block/Lot:
110D/1/10**

Drawing Title

**Grading & Drainage
Plan**

Scale

1" = 30'

Date 09/19/2019

Drafted By

GAG

Checked By

DLF

Project Mgr

ERL

Project Number

BACC0002

Sheet Number

C1.4

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110-3-5 CITY OF CONCORD 41
GREEN STREET CONCORD, NH
03301 BOOK 2571 PAGE 782

110-E-3-1 SANEL REALTY CO.,
INC. P.O. BOX 504 CONCORD,
NH 03302 BOOK 841 PAGE 374

1100-1-8 117 MANCHESTER
STREET LLC PO BOX 10483
BEDFORD, NH 03110 BOOK
3530 PAGE 849

1100-3-13 FREEDOM CONCORD
LLC 110 MANCHESTER STREET
CONCORD, NH 03301 BOOK
2725 PAGE 449

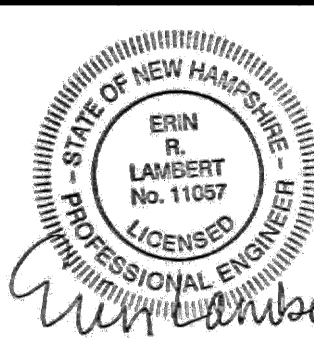
1100-3-16 DAVID & JENNIFER
ALBERT 37 FERRIN ROAD
CONCORD, NH 03303 BOOK
3612 PAGE 391

1100-3-17 DAVID & JENNIFER
ALBERT 37 FERRIN ROAD
CONCORD, NH 03303 BOOK
2888 PAGE 1151

110K-1-2 HLF EAST LLC PO
BOX 1200 CONCORD, NH 03302
BOOK 2889 PAGE 651

NOTE

1. SOIL TYPE FOR THE ENTIRETY OF THE SITE IS 408B abaaa SANDY UDORTHENTS. SEE SOIL REPORT IN AOT APPLICATION.
2. SOIL SHALL BE AMENDED TO ACHIEVE AN INFILTRATION RATE OF 10 INHR OR LESS. INFILTRATION TESTING IS REQUIRED PURSUANT TO ENV-WQ 1504.14. AND RESULTS SHALL BE SUBMITTED TO NHDES WITHIN 7 DAYS OF TESTING.

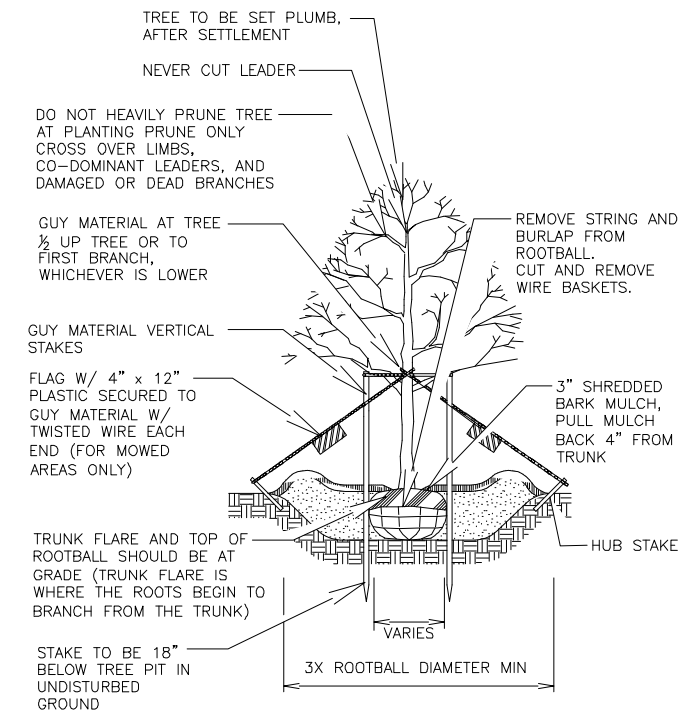


ENGINEER: ERIN R. LAMBERT
NH P.E. #11057

GRAPHIC SCALE

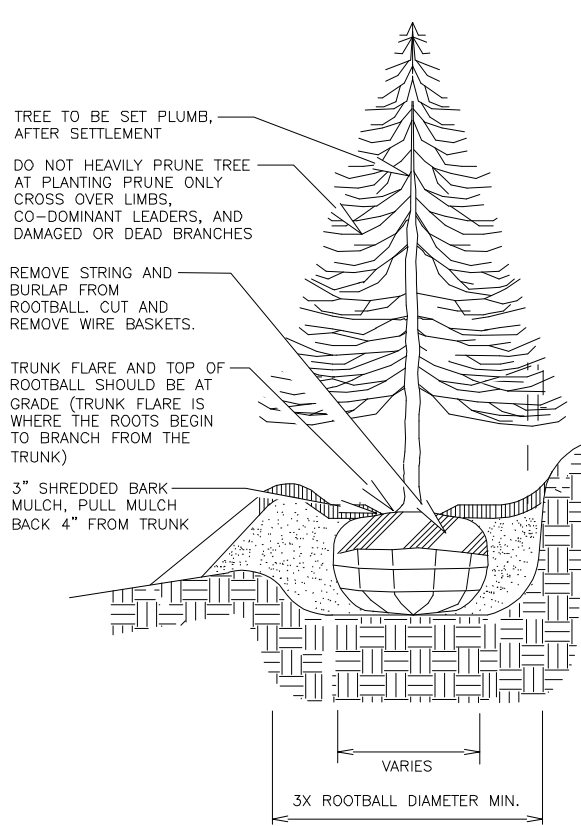


(IN FEET)
1 inch = 30 ft.



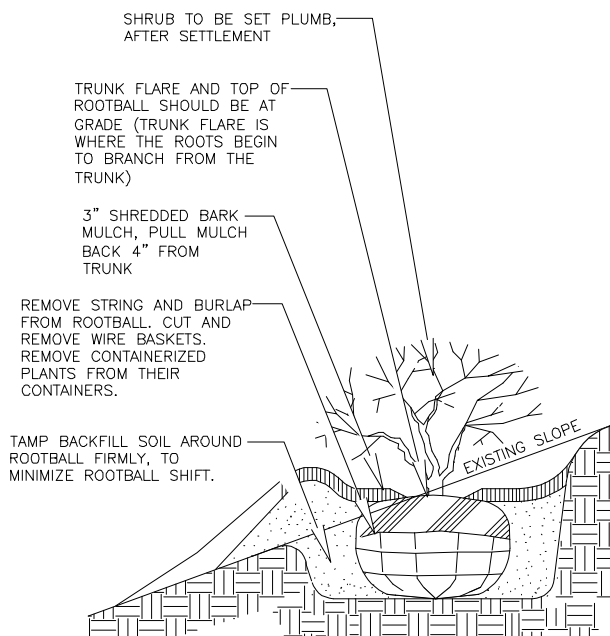
- NOTES:
1. BUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF BUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WARP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILL SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING DETAIL
Not to Scale



- NOTES:
1. DO NOT STAKE EVERGREEN TREES.
 2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN PLANTING DETAIL
Not to Scale



- NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
 2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCRUMB INTO THE CITY'S SIDEWALK.

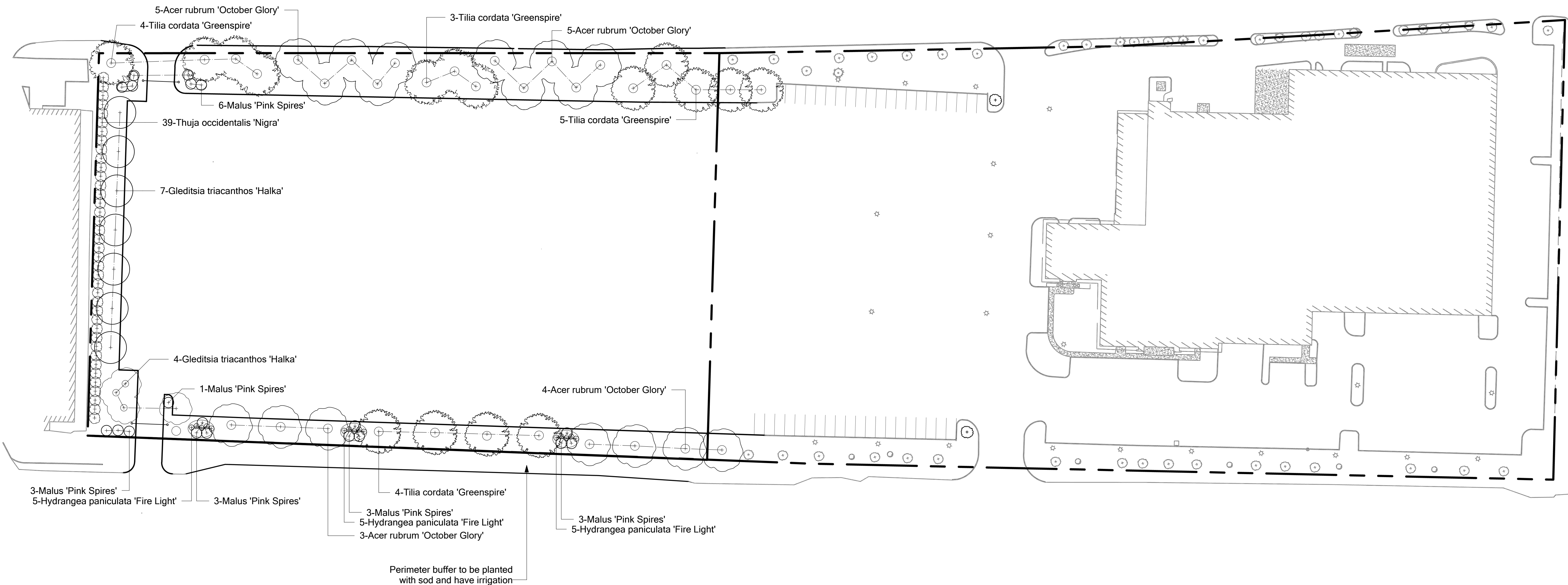
SHRUB PLANTING DETAIL
Not to Scale

PLANT SCHEDULE

TREES			
Quantity	Latin Name	Common Name	Scheduled Size
17	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3-3.5" Cal.
11	<i>Gleditsia triacanthos</i> 'Halka'	Halka Honeylocust	3-3.5" Cal.
19	<i>Malus</i> 'Pink Spires'	Pink Spires Crabapple	2-2.5" Cal.
39	<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae	7-8' B&B
16	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	3-3.5" Cal
SHRUBS			
Quantity	Latin Name	Common Name	Scheduled Size
15	<i>Hydrangea paniculata</i> 'Fire Light'	Fire Light Hydrangea	#7

TREE CALCULATION:

102 PROPOSED
17 EXISTING
119 TOTAL TREES (WEST OF MAIN ENTRANCE)



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REVISION HISTORY

1.

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**Banks Chevrolet
129 & 137 Manchester St.
Concord, NH**

**Map/Block/Lot:
110D/1/10**

Drawing Title

Landscape Plan

Scale

1" = 50'

Date

08/22/2019

Drafted By

GAG

Checked By

DLF

Project Mgr

ERL

Project Number

BACC0002

Sheet Number

L1.1

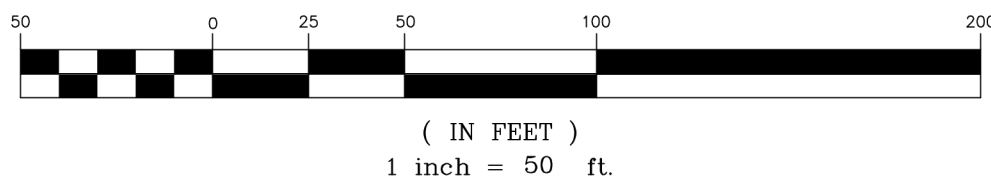
9 of 12



PARKING LOT LANDSCAPING
AREA OF PROPOSED PARKING SPACES AND AISLES = 238,000 SF
REQUIRED 1 TREE/2000 SF

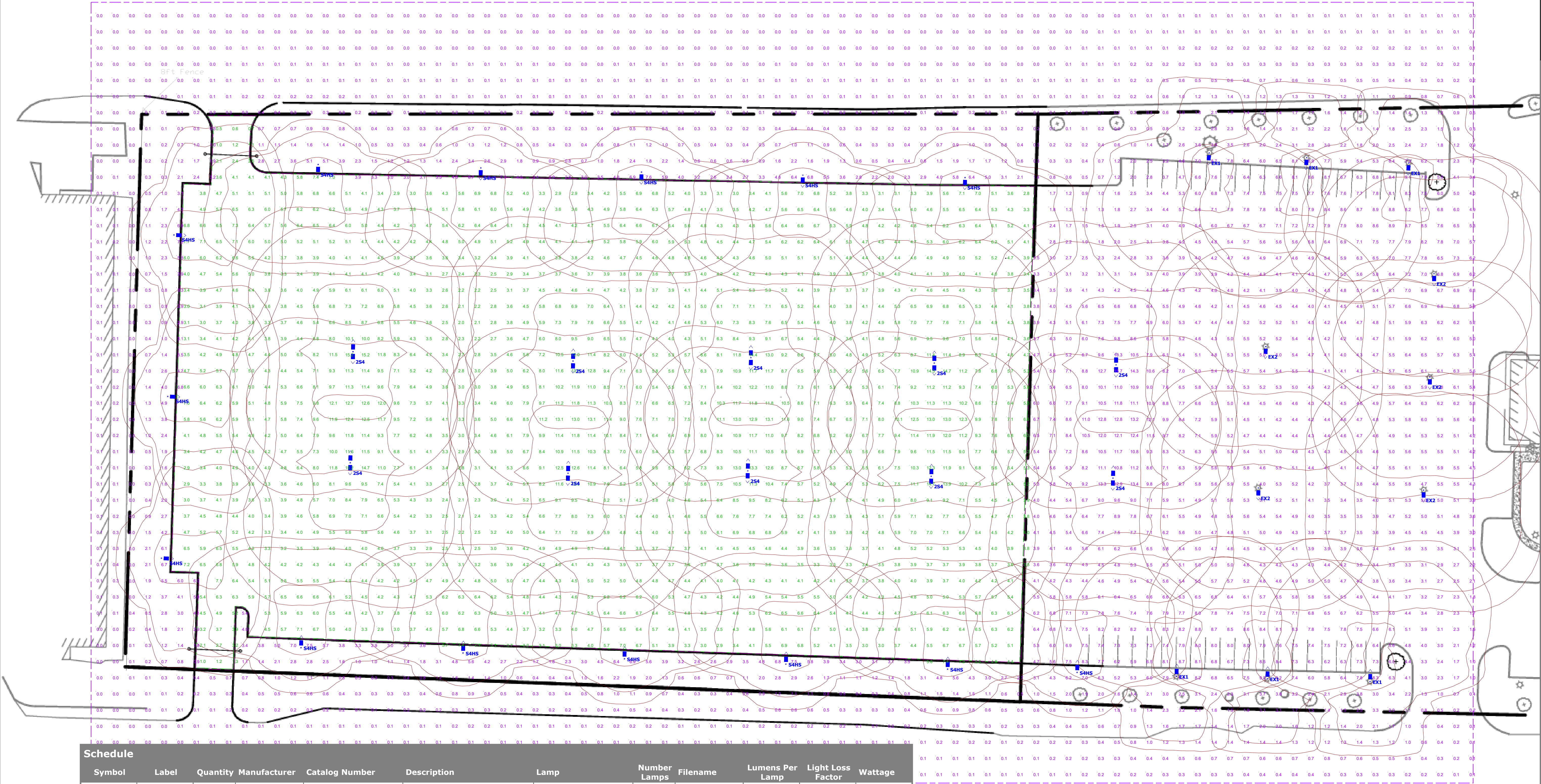
NO. OF TREES	REQUIRED 119 TREES	PROPOSED 119 TREES
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GRAPHIC SCALE





VISUAL



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	2S4	10	Lithonia Lighting	DSX2 LED P6 50K TFTM MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_TFTM_MVO LT.ies	41303	0.9	686
	S4HS	14	Lithonia Lighting	DSX2 LED P6 50K TFTM MVOLT HS SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture with houseside shield; mounted at 25ft	LED	1	DSX2_LED_P6_50K_TFTM_MVO LT_HS.ies	32248	0.9	343
	S5	0	Lithonia Lighting	DSX2 LED P6 50K T5M MVOLT SPA DDBXD with SSS 25 4G DM19AS DDBXD	DSX2 LED Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_T5M_MVOL T.ies	42883	0.9	343
	EX1	6	Lithonia Lighting	XXXXX	Existing Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_TFTM_MVO LT.ies	41303	0.9	343
	EX2	5	Lithonia Lighting	XXXXX	Existing Area Fixture; mounted at 25ft	LED	1	DSX2_LED_P6_50K_T5M_MVOL T.ies	42883	0.9	343

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot		2.5 fc	15.7 fc	0.0 fc	N/A	N/A
Parking Lot		5.7 fc	15.2 fc	0.5 fc	30.4:1	11.4:1