



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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April 28, 2023

Mr. John A. Blais  
Planning, Permitting and Code Division  
City of Auburn  
60 Court Street  
Auburn, ME 04210

RE: Taylor Brook House for John F. Murphy Homes (JFMH)  
Submission for May PB Meeting

Dear Mr. Blais,

At the April 11, 2023 meeting with the City of Auburn Planning Board, concerns regarding buffering, lighting and site impacts were raised by the Board. Main-Land and Stoneybrook Land Use have discussed these items with the Applicant and City Staff. We hope this letter, revised plans and additional supporting material will address the concerns of the Board.

As discussed at the meeting, Taylor Brook House classifies as a “Care Home” which is a residential use and is allowed within the Suburban Residence District as a special exception. A “Care Home” is also a special exception use allowed in the Low Density Rural Residential District, Urban Residential District and the Multifamily Suburban District. The Suburban Residence District is designed to ensure an open character of development through its lot size requirements and through permitting of certain uses, rural in nature, that are compatible with residential uses.

JFMH is proposing one “Care Home” building on 12.63 acres. Under Suburban Residence District standards, this lot could potentially support 25 housing units. JFMH has sited improvements in the upland areas of the site, with minimal impacts to wetland areas. The open meadow and wooded areas that surround the proposed building improvements on the parcel have been retained to the greatest extent possible and these natural wildlife areas will be preserved for the viewing enjoyment of Taylor Brook house residents and abutters. The natural areas to remain extend into the parcel 178 feet from the Granite Mills Estates project boundary and 180 feet from the northwesterly, Warner, property corner.

Though the Taylor Brook House building is significantly larger in square footage than a single-family residential home, the scale of the building is similar to other multifamily uses in the vicinity of the project site. The eastern “wing” of Taylor Brook House is 206 feet in length (from north to south). In comparison, the 3-unit condo buildings at Granite Mill Estates are 180 feet in length and the 3-unit buildings along Old Carriage Road are 175 feet in length. As shown on the Building Elevation plans provided with the original application, Taylor Brook House is proposed as one-story (due to access for wheelchair bound residents). The exterior is designed with varying rooflines, the highest roof peak being 26 feet and lowest being just 15 feet. In comparison, there are many two-story homes in the area, including at Granite Mill Estates where units have rear walk-out basements and are of a similar or greater height. By the measurements of building length and height, Taylor Brook House is a similar scale to other residential developments in the area. The building exterior and interior are also designed to look very residential in nature, because it is a residence. JFMH designs these facilities to feel like home, and as such, a residential style and location in a residential area aid their mission. For these reasons of building scale and style, we believe Taylor Brook House meets and is compatible with the stated purpose of the Suburban Residence District.

Prior to selection of the Hotel Road property, seven other properties in Auburn & Lewiston were considered for this development. Due to the regulations Taylor Brook House operates under, public water and sewer had to be available. This requirement instantly eliminates a significant area. The sites considered and reasons they were not selected are as follows:

- 37 Loring Ave, Auburn: significant wetland impact issues were anticipated
- 281 Randall Road, Lewiston: difficult access to public water and sewer
- 444 Pleasant St., Lewiston: building envelope was too narrow
- 7 E Hardscrabble Road, Auburn: property was too close to I95
- 23 Pleasant St., Lewiston: JFMH already owns the property, but the lot is too small for the project
- 420 East Ave, Lewiston: significant wetland issues were anticipated
- 2085 Lisbon St, Lewiston: zoned as Highway Business District which required a facility to be over 9 beds which is not the intent of this project

Although the Hotel Road property selected has wetlands, is bounded by Taylor Brook and portions are within the 100-year floodplain of Taylor Brook, it contains 4.8 acres of upland area, which fits the building and parking area while keeping wetland impacts to only 3,282 square feet. Water and sewer are readily available at the site, with the sewer line even running through the property. The property also has the advantage of being in a relatively quiet residential area and the building is able to be setback 240 feet from the Hotel Road right-of-way. It is also set back 262 feet from the residence to the west (map 237, lot 69), 152 feet from the farmhouse on Hotel Road (map 237, lot 70-2) and 374 feet from the nearest building in Granite Mills Estates.

A main concern and request from the Planning Board involved providing buffering on site from neighboring properties, specifically Granite Mill Estates. The Applicant and consulting team explored vegetative and structural buffering measures to meet this request. As shown on the revised plan set, a new 6-foot-tall cedar stockade fence is proposed to run along the property line from near Hotel Road to the proposed treeline east of Filter Pond 1 and then along the pond berm to the north side of the parking area. New evergreen plantings are also proposed off the walking path to help screen the building from Hotel Road and the property to the west. Plantings are shown on revised plan C2.2 Landscaping and Buffering.

A 6-foot fence along the property line was selected for several reasons. First, the residents of the farmhouse at Map 237, Lot 70-2 contacted the Applicant with concerns about the access road along their property line as they are worried about the safety of their dogs. They requested that we consider the installation of a fence to provide physical separation, privacy and security along their side and rear property lines. Second, when we explored the option of providing evergreen plantings, it would have been difficult to achieve the double row of staggered plantings as referenced in the ordinances (in the Industrial District section) due to ditch grading and utilities near the property line and the need to minimize wetland impacts (planting in the wetland would be considered impact). While plantings on the pond berm may have looked nice and done a good job of achieving buffering, they would be detrimental to the integrity of the pond if planted there. Third, upon further site investigation, there are several existing mature trees which will remain in the wetland area between the proposed parking area and CMP corridor, as well as between the west wing of the building and northwesterly abutter on Hotel Road. These are mature trees, which along with existing smaller vegetation, will buffer the development from property to the east and west. Please see the photos attached to this letter which depict vegetation at the “leaf off” stage. In conjunction with the fence along the property line of the farmhouse, the building and parking will be adequately buffered from neighboring residences.

As stated in Ordinance Section 60-1336 (a) (4), a special exception use “will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application”. We previously noted the character of the proposed Taylor Brook House and the natural area retained on site are compatible with the surrounding residential area. Again, JFMH is proposing one building on 12.63 acres to house eight residents. This same acreage could potentially support 25 dwelling units in a condo type development.



Each condo unit could be occupied by multiple people, 24 hours per day, 7 days per week and 365 days per year. Occupants of each unit would eat, sleep and enjoy outdoor time at the property, just like the residents of Taylor Brook House.

While it is true that our residents need support from a small staff to live at this location, traffic generated by the staff, visitors and deliveries will be less than the traffic which would be generated by 25 dwellings. Expected traffic generation for Taylor Brook House is just 38 vehicle trips per day (30 trips for 15 staff, 8 trips for visitors/deliveries) with a peak hour of 15 trips (13 trips for midday shift change plus 2 trips for a delivery/visitor). Of note, the peak hour trips for this development do not coincide with typical AM and PM peak hour traffic. If this was a 25-unit condo type development, the site would be expected to generate 250 trips per day and 13 peak hour trips. Total trips generated is significantly less from the Taylor Brook House project than if a condo project, similar to others in the neighborhood, was developed on site. We submit that traffic generated by Taylor Brook House will not alter the essential characteristics of the neighborhood.

Impact from lighting was also a concern raised at the meeting. As shown on the revised Photometric Plan provided with this letter, no light will trespass off the property. Fixtures provided are downcast full cutoff fixtures, as specified in the original application, and an external glare shield was added to the light fixtures to prevent glare from abutting properties. Although this is a residentially zoned area, there are many developments with lights along streets and parking which remain on overnight and are visible from Hotel Road and adjacent properties. There are also City streetlights along Hotel Road which produce a significant amount of light. Photographs from the proposed building location looking toward adjacent properties at night are included with the Site Photographs in the attached Section 2.

At the April 11 meeting, a Board member noted that a project similar to Taylor Brook House was recently constructed on Summer Street in Auburn and asked if that project had affected neighboring property values and if this project could devalue neighboring properties. The project referenced is Summer Street Nursing Home, owned and operated by JFMH. We have attached a chart comparing the value of homes abutting the Summer Street project in 2018 before the project and the current 2023 values. As you can see, property values for those homes increased by at least 19% with a high of 42%. As such, Taylor Brook House will not depreciate the value of adjoining properties.

The Board also raised concern with the presence of natural resources on site and the potential impacts from this development on wetlands, habitat and flooding. As discussed in the original project application, this project impacts 3,282 square feet of wetland area. This impact is being permitted with the Army Corps of Engineers Maine Project Office and is below the wetland impact threshold which would require a Maine DEP Natural Resources Protection Act Tier Permit. An application was submitted to ACOE on March 6, 2023. Comments were received and responded to on April 25, 2023. No major concerns were raised by the reviewing agency and a permit is expected soon.

The project also impacts 10,469 square feet or only 4% of Inland Wading Waterfowl Habitat (mapped as a Resource Protection Overlay on City Zoning Maps). A permit-by-rule application was submitted to MDEP on March 6, 2023; a copy of the application is attached. This application was approved by MDEP on March 20, 2023 without any comments from MDEP staff. Based on the City of Auburn Shoreland Overlay District regulations, impacts in Resource Protection areas are allowed for building, driveway and grading improvements with Planning Board review. As shown on project plans, 805 square feet of the building and 1,182 square feet of the driveway with associated grading improvements will impact the Resource Protection overlay. Again, all impacts in the Resource Protection area have already been approved by MDEP.

The building improvements are proposed to be constructed on an upland knoll mostly located in the meadow area of the site surrounded by existing trees on the north, east and south of the building site. Hotel Road sits at about elevation 255. The meadow drops to elevation 246 and the building will be sited at about elevation 253. This is well above the 100-year flood elevation of 244, which is identified on the project plans. There will be no basement area in the building and the proposed improvements will not have any impact on groundwater levels in the surrounding areas.



To support the above narrative, we have attached the following items as revised or additional information:

- Section 1 – JFMH Memo
- Section 2 – Aerial Graphics, Site Photographs & Photo Key Figure
- Section 3 – Summer Street Property Value Chart
- Section 4 – Revised Photometrics Plan and Light Fixture
- Section 5 – MDEP NRPA Permit-by-Rule Application & ACOE Application
- Section 6 – C2.1 Layout Plan, C2.2 Landscaping & Buffering Plan, C3.1 Grading & Erosion Control Plan

We are happy to answer any further questions the Board may have and look forward to continuing review with the City of Auburn.

Sincerely,



Esther K. Bizier, P.E.

Senior Engineer & Director of Main-Land Falmouth Office



## MEMO

Date: April 23, 2023  
To: Mike Gotto  
From: Todd Goodwin  
Re: Educational Information – Hotel Road Project, Parcel ID 237-070-001

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Mike – I am outlining some information that may be helpful as context for our proposed project on Hotel Road.

### Brief Background of John F. Murphy Homes, Inc.

John F. Murphy Homes is a leading provider of disability services in the state. We have been serving people with disabilities and their families for well over 45 years. We are based in Auburn. We employ 850 people and touch well over 600 individuals and families each year across the array of services we provide.

### Brief Description of the Facility Type for this Project

Our proposal is to build an eight-bed Intermediate Care Facility for adults with intellectual and other developmental disabilities.

An Intermediate Care Facility (“ICF”) is a federally-designated facility type designed for individuals with high clinical acuity whose needs could not otherwise be met in an alternative community-based setting such as a group home or semi-independent apartment.

Any person certified by the state as having an intellectual or developmental disability and deemed as being eligible for state-funded services has a federal right to the ICF level of care. Maine, like most states, provides community-based alternatives under two federal Medicaid waivers. Most eligible service recipients waive their right to ICF level of care and elect to receive services in a group home or other alternative setting that is not an ICF.

People residing in an ICF generally have very complex medical needs that co-occur with their intellectual or developmental disability. As such, they require a higher level of nursing and other medical care.

### Our Place in the Community

John F. Murphy Homes values its place in our community. We take the principles of accountability, corporate responsibility and community engagement very seriously.

I understand that there has been some recent concern in the community with police calls and other disruptive activity at group homes throughout the city. Our agency has not been involved in any of these types of calls.

John F. Murphy Homes operates with a well-developed and responsive management structure, training program and quality assurance regimen that are all designed to ensure that our programs are integrated in the community.

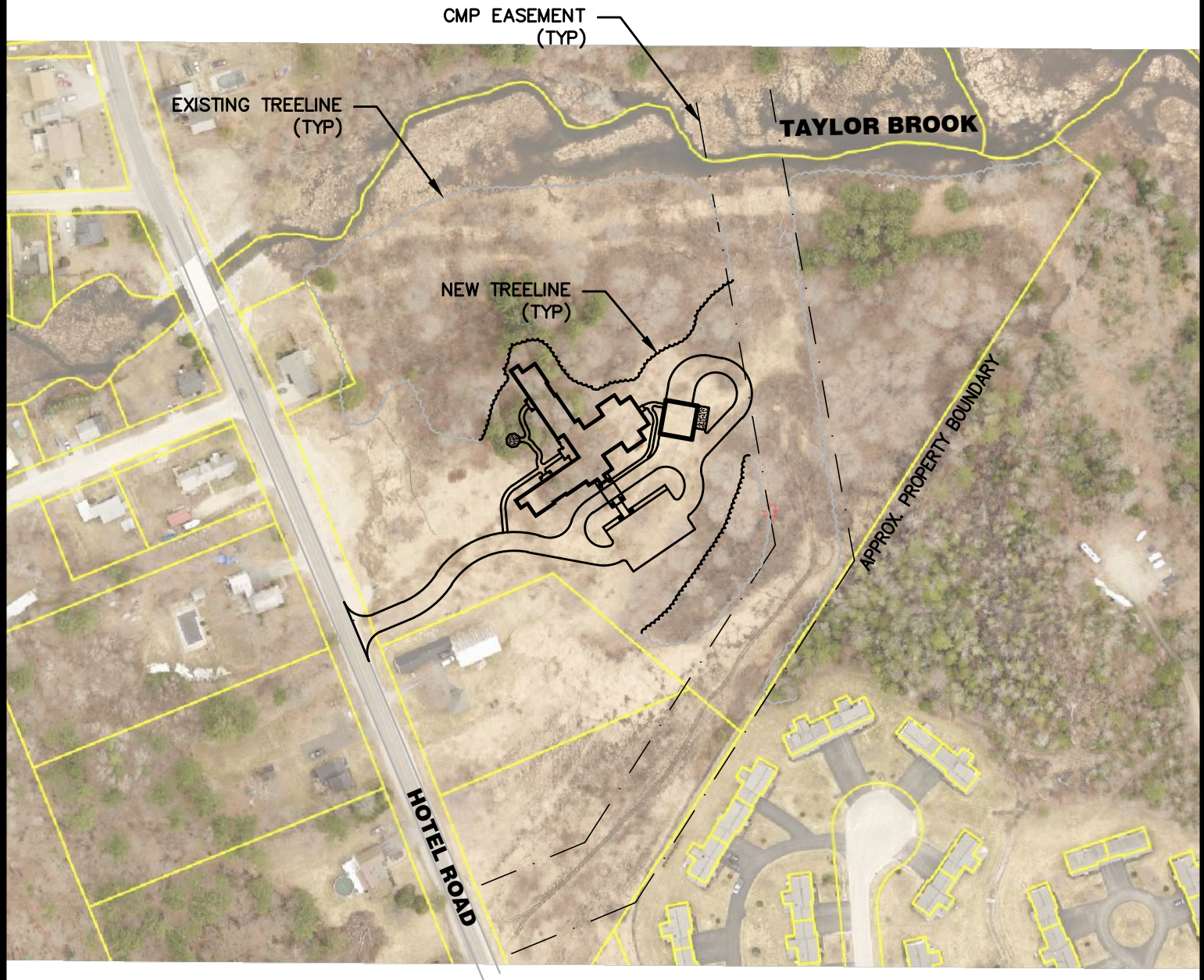
We take our relationships in the community very seriously and strive to be good neighbors throughout the multitude of neighborhoods where we operate.

#### Profile of Clientele

The population of people with disabilities who receive services in our state are richly diverse in the same manner as the population of people without disabilities.

Generally speaking, we do not see disruptive behavior among people residing in an ICF. Most utilize wheelchairs, have other equipment needs, and as noted above, are medically complex. At the same time, they are an utter joy to associate with and leave one with a true understanding of the human spirit.

I am quite confident in saying that our neighbors should have no worries about roaming or other disruptive behaviors. Our ICF is staff-intensive environment and is a very calm and quiet setting. Noticeable activity comes to a close relatively early each evening.



**NOT FOR CONSTRUCTION**

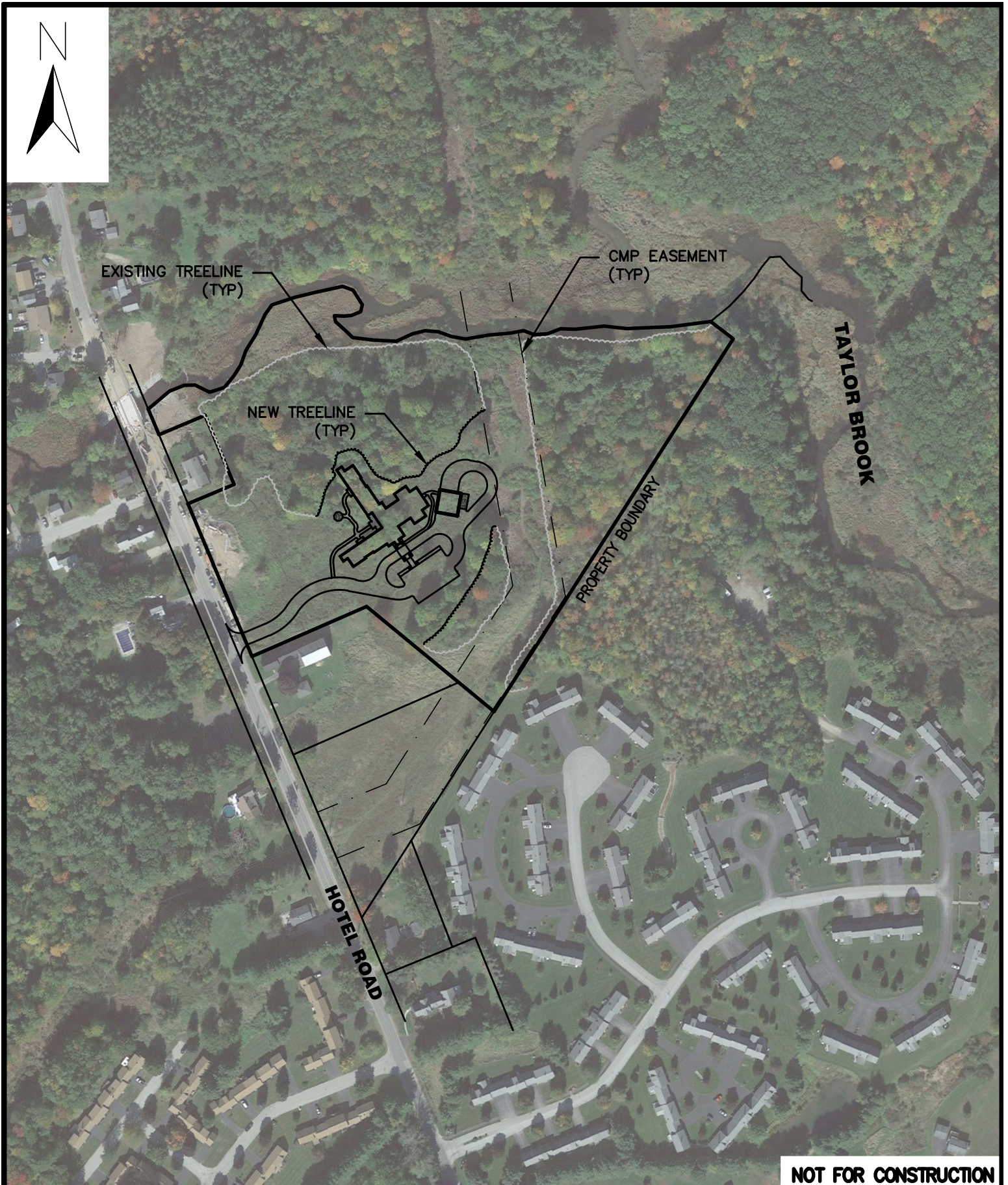
PROJECT: **TAYLOR BROOK HOUSE**  
HOTEL ROAD, AUBURN, MAINE 04210

DRAWING: **LOCATION MAP - WITHOUT LEAVES**  
SCALE: 1" = 200'

MLDC NO. 22-330  
PROJ. MGR: EKB  
DRAWN BY: TLB  
CHECKED BY: EKB  
REVISION NO. N/A  
ISSUE DATE: 2022-04-18  
ISSUED FOR: REVIEW

**MAIN-LAND**  
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**NOT FOR CONSTRUCTION**

PROJECT:

## **TAYLOR BROOK HOUSE**

HOTEL ROAD, AUBURN, MAINE 04210

DRAWING:

## **LOCATION MAP - WITH LEAVES**

SCALE: 1" = 250'

MLDC NO.

22-330

PROJ. MGR:

EKB

DRAWN BY:

TLB

CHECKED BY:

EKB

REVISION NO.

N/A

ISSUE DATE:

2022-04-18

ISSUED FOR:

REVIEW

## **MAIN-LAND**

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**Site Photos**  
**April 25, 2023**



**Photo 1.** Southeast building corner looking toward Granite Mill Estates



**Photo 2.** Southeast building corner looking toward Map 237, Lot 70-2



**Photo 3.** Southeast corner of parking looking towards Granite Mill Estates



**Photo 4.** Garage area looking towards Granite Mill Estates



**Photo 5.** Southwest corner of building looking towards residence at Map 237, Lot 69

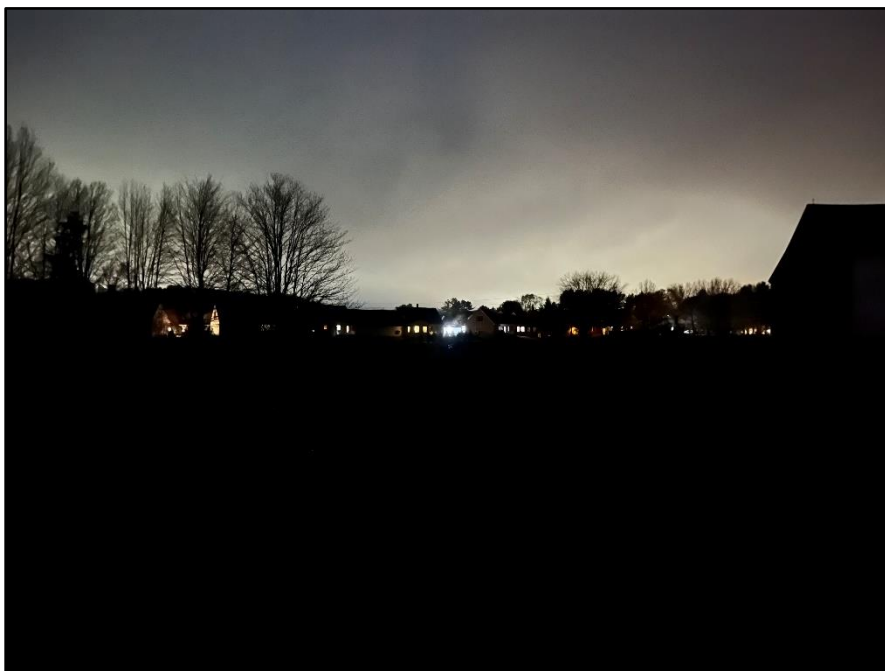


**Photo 6.** East corner of Map 237, Lot 69 looking toward proposed building





**Photo 7.** East corner of Map 237, Lot 69 looking toward proposed entrance drive



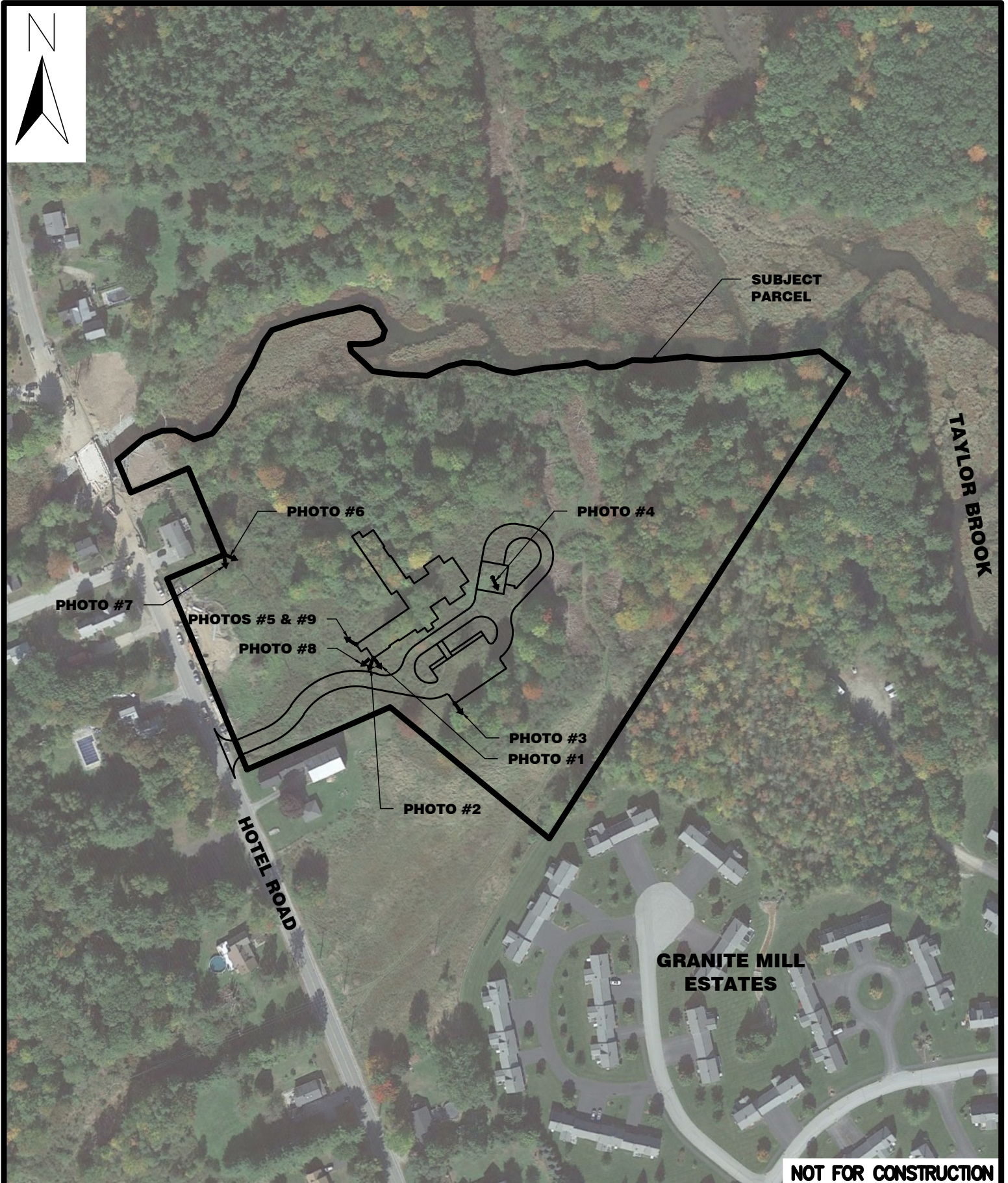
**Photo 8.** Southeast corner looking toward proposed entrance drive



**Photo 9.** Southwest building corner looking toward at Map 237, Lot 69 and Hotel Road



**Photo 10.** Typical example of residential lighting in neighborhood



**NOT FOR CONSTRUCTION**

PROJECT:

**TAYLOR BROOK HOUSE**  
HOTEL ROAD, AUBURN, MAINE

DRAWING:

**SITE PHOTO MAP**

SCALE: 1" = 200'

MLDC NO.

PROJ. MGR:

DRAWN BY:

CHECKED BY:

REVISION NO.

ISSUE DATE:

ISSUED FOR:

22-330

EKB

TLB

EKB

N/A

2023-04-27

REVIEW

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

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Property Values Adjacent to  
Summer Street JFMH Facility

Parcel ID	2018 Assessed Value	2023 Assessed Value	Net Change in Value	% Change in Value
270-006	\$ 87,000.00	\$ 104,500.00	\$ 17,500.00	20
260-054	\$ 125,400.00	\$ 150,300.00	\$ 24,900.00	20
260-055	\$ 154,100.00	\$ 184,900.00	\$ 30,800.00	20
260-056	\$ 160,800.00	\$ 192,900.00	\$ 32,100.00	20
260-057	\$ 144,400.00	\$ 204,500.00	\$ 60,100.00	42
270-008	\$ 156,700.00	\$ 188,100.00	\$ 31,400.00	20
270-009	\$ 130,800.00	\$ 156,900.00	\$ 26,100.00	20
270-010	\$ 135,900.00	\$ 161,800.00	\$ 25,900.00	19

HOTEL ROAD

GRAVEL

HOUSE

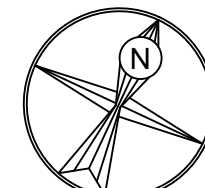
BARN

NEW BUILDING

IT DATA

MECH ELEC

NEW 44' X 46' GARAGE



10' 0" 0' 10' 20' 40'  
SCALE: 1" = 20'-0"

EXTERIOR LIGHTING FIXTURE & LAMPING SCHEDULE					
TYPE	DESCRIPTION	VOLTS	VA	MOUNTING & INSTRUCTIONS	LAMPING
1	PRESCOLITE CAT# LTR-6RD-H-SL10L-DM1-LTR-6RD-T-SL-40K-6-W-SL 6" LED ROUND EXTERIOR DOWNLIGHT, APPROX 1000 LUMENS, EXTRA WIDE DISTRIBUTION, 0-10V DIMMING TO 1%, 80 CRI, SEMI-SPHERICAL REFLECTOR AND FLANGE	UNIV	15	MOUNT IN CEILING OF CANOPY	LED INCLUDED 4000K
2	AAL CAT# PROS-Y3-2040-DBS-WMA59X LED EXTERIOR SCORCE, APPROX 1900 LUMENS, TYPE III DISTRIBUTION, 70 CRI, CLEAR LENS, DARK BRONZE GLOSS SMOOTH FINISH	120	30	WALL MOUNT ON COLUMNS 8'-0" AFG	LED INCLUDED 4000K
3A	BEACON CAT# RML1-48L-15-4K7-3-UNV-DBS LED WALL PACK, APPROX 2000 LUMENS, TYPE III DISTRIBUTION, 70 CRI, DARK BRONZE GLOSS SMOOTH FINISH	UNIV	20	WALL MOUNT 11'-0" AFG	LED INCLUDED 4000K
3B	BEACON CAT# RML1-48L-15-4K7-4W-UNV-DBS LED WALL PACK, APPROX 2000 LUMENS, TYPE IV WIDE DISTRIBUTION, 70 CRI, DARK BRONZE GLOSS SMOOTH FINISH	UNIV	20	WALL MOUNT 24'-0" AFG	LED INCLUDED 4000K
3C	BEACON CAT# RML1-48L-20-4K7-4W-UNV-DBS LED WALL PACK, APPROX 2800 LUMENS, TYPE IV WIDE DISTRIBUTION, 70 CRI, DARK BRONZE GLOSS SMOOTH FINISH	UNIV	25	WALL MOUNT 24'-0" AFG	LED INCLUDED 4000K
4A	AAL CAT# PROS-Y2-2040-DBS-TRAS9X LED DECORATIVE POST TOP LUMINAIRE, APPROX 1900 LUMENS, TYPE II DISTRIBUTION, 70 CRI, CLEAR LENS, DARK BRONZE GLOSS SMOOTH FINISH, W/DECORATIVE POLE TBD	120	30	POLE MOUNTED AT 14'-0" AFG	LED INCLUDED 4000K
4B	AAL CAT# PROS-Y3-2040-DBS-TRAS9X LED DECORATIVE POST TOP LUMINAIRE, APPROX 1900 LUMENS, TYPE III DISTRIBUTION, 70 CRI, CLEAR LENS, DARK BRONZE GLOSS SMOOTH FINISH, W/DECORATIVE POLE TBD	120	30	POLE MOUNTED AT 14'-0" AFG	LED INCLUDED 4000K
4C	AAL CAT# PROS-Y5-2040-DBS-TRAS9X LED DECORATIVE POST TOP LUMINAIRE, APPROX 1900 LUMENS, TYPE V DISTRIBUTION, 70 CRI, CLEAR LENS, DARK BRONZE GLOSS SMOOTH FINISH, W/DECORATIVE POLE TBD	120	30	POLE MOUNTED AT 14'-0" AFG	LED INCLUDED 4000K
5A	LITHONIA CAT# DSX0-LED-P1-40K-70CRI-LCCD-MVOLT-SPA-EGSR-DOBDO LED AREA LUMINAIRE, APPROX 3400 LUMENS, LEFT CORNER CUTOFF DISTRIBUTION, SQUARE POLE ARM MOUNT, EXTERNAL GLARE SHIELD, DARK BRONZE FINISH, W/CAT# SSS-25-4C-DM19AS-DOBDO SQUARE STRAIGHT STEEL POLE, SINGLE ARM MOUNT, DARK BRONZE FINISH	MVOLT	35	POLE MOUNTED AT 25'-0" AFG (22.5' POLE ON 2.5' BASE)	LED INCLUDED 4000K
5B	LITHONIA CAT# DSX0-LED-P5-40K-70CRI-T2M-MVOLT-SPA-EGSR-DOBDO LED AREA LUMINAIRE, APPROX 3400 LUMENS, TYPE II MEDIUM DISTRIBUTION, SQUARE POLE ARM MOUNT, EXTERNAL GLARE SHIELD, DARK BRONZE FINISH, W/CAT# SSS-25-4C-DM19AS-DOBDO SQUARE STRAIGHT STEEL POLE, SINGLE ARM MOUNT, DARK BRONZE FINISH	MVOLT	100	POLE MOUNTED AT 25'-0" AFG (22.5' POLE ON 2.5' BASE)	LED INCLUDED 4000K
5C	LITHONIA CAT# DSX0-LED-P6-40K-70CRI-T4M-MVOLT-SPA-EGSR-DOBDO LED AREA LUMINAIRE, APPROX 1400 LUMENS, TYPE IV MEDIUM DISTRIBUTION, SQUARE POLE ARM MOUNT, EXTERNAL GLARE SHIELD, DARK BRONZE FINISH, W/CAT# SSS-25-4C-DM19AS-DOBDO SQUARE STRAIGHT STEEL POLE, SINGLE ARM MOUNT, DARK BRONZE FINISH	MVOLT	140	POLE MOUNTED AT 25'-0" AFG (22.5' POLE ON 2.5' BASE)	LED INCLUDED 4000K
6	PROGRESS CAT# PR502-31 T-LAMP HANGING LANTERN, CAST ALUMINUM, TEXTURED BLACK FINISH, DAMP LOCATION LISTED			CHAIN SUSPEND 1'-0" FROM PEAK OF GAZEBO	1-LED 100W EQUIVALENT LAMP, 4000K E26 BASE

**Hewett & Whitney**  
ENGINEERS & DESIGNERS

ELECTRICAL & MECHANICAL SYSTEMS  
161 MAIN STREET WINTHROP, MAINE  
Tel 207•377•6969 Fax 207•377•7584

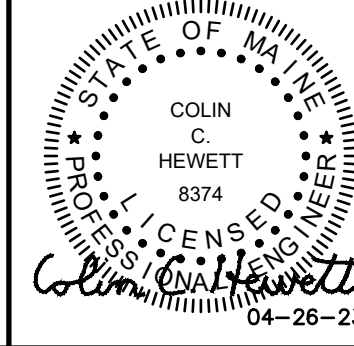
PLOT DATE: Apr 26, 2023

NO.	DATE	DESCRIPTION
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ISSUE FOR PLANNING  
BOARD REVIEW  
04.26.23

**TAC** Architectural  
Group Inc.

40 Summer St., Suite 4 Bangor, ME 04401



JFM HOMES TAYLOR BROOK HOUSE

AUBURN, MAINE

PROJECT NO: 22-051 / 23002

CAD DWG FILE: ElecSchedDts.dwg

DRAWN BY: EEHB/CCH

CHK'D BY: CCH

COPYRIGHT: 2023

SHEET TITLE

ELECTRICAL SITE  
PHOTOMETRIC PLAN

E001

S:\V\06\23002\JfmHomesTaylorBrookHouse.dwg

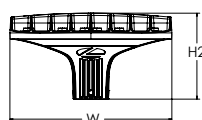
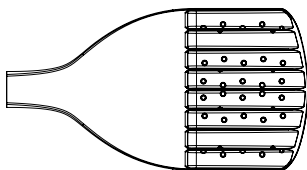


## Notes

Type

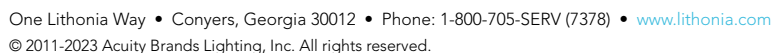
Hit the Tab key or mouse over the page to see all interactive elements

**Weight:** 23 lbs  
(10.4 kg)



**EXAMPLE:** DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options		Other options		Finish <i>(required)</i>	
<b>Shipped installed</b>		<b>PER7</b>	Seven-pin receptacle only (controls ordered separate) <sup>14, 19</sup>	<b>Shipped installed</b>	<b>DDBXD</b> Dark Bronze
<b>NLTAIR2 PIRHN</b>	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40" mounting height, ambient sensor enabled at 2fc. <sup>11, 12, 18, 19</sup>	<b>FA0</b>	Field adjustable output <sup>15, 19</sup>	<b>HS</b>	Houseside shield (black finish standard) <sup>20</sup>
<b>PIR</b>	High/low, motion/ambient sensor, 8–40" mounting height, ambient sensor enabled at 2fc. <sup>13, 18, 19</sup>	<b>BL30</b>	Bi-level switched dimming, 30% <sup>16, 19</sup>	<b>L90</b>	Left rotated optics <sup>1</sup>
<b>PER</b>	NEMA twist-lock receptacle only (controls ordered separate) <sup>14</sup>	<b>BL50</b>	Bi-level switched dimming, 50% <sup>16, 19</sup>	<b>R90</b>	Right rotated optics <sup>1</sup>
<b>PER5</b>	Five-pin receptacle only (controls ordered separate) <sup>14, 19</sup>	<b>DMG</b>	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup>	<b>CCE</b>	Coastal Construction <sup>21</sup>
				<b>HA</b>	50°C ambient operation <sup>22</sup>
				<b>Shipped separately</b>	
				<b>EGSR</b>	External Glare Shield (reversible, field install required, matches housing finish)
				<b>BSDB</b>	Bird Spikes (field install required)
					<b>DBLXD</b> Black
					<b>DNAXD</b> Natural Aluminum
					<b>DWHXD</b> White
					<b>DBDTXD</b> Textured dark bronze
					<b>DBLTXD</b> Textured black
					<b>DNATXD</b> Textured natural aluminum
					<b>DWHGXD</b> Textured white



## Ordering Information

### Accessories

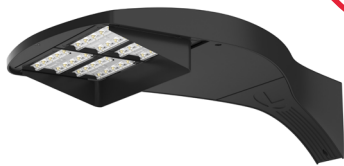
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>23</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>23</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>23</sup>
DSHORT SBK	Shorting cap <sup>23</sup>
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

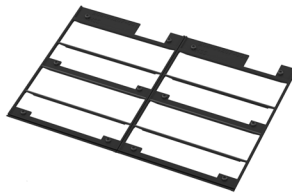
### NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- HVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGS. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

## Shield Accessories



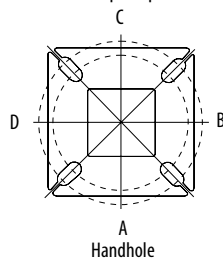
External Glare Shield (EGS)



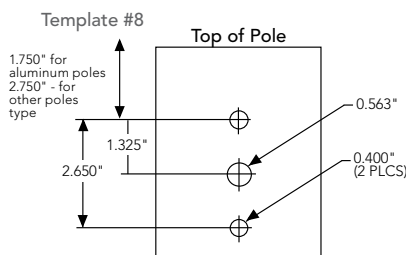
House Side Shield (HS)

## Drilling

### HANDHOLE ORIENTATION (from top of pole)



Handhole



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

### DSX0 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

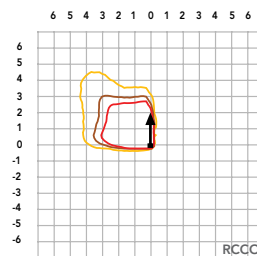
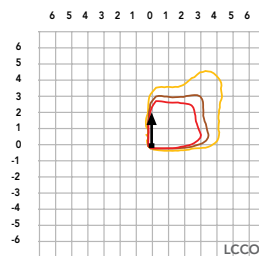
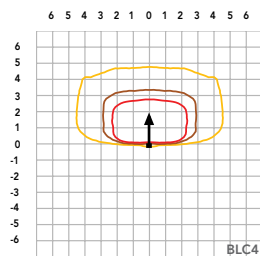
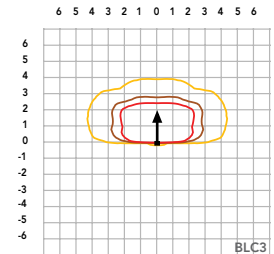
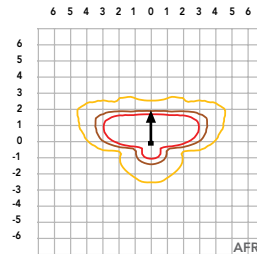
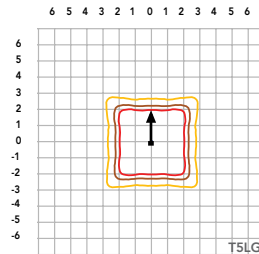
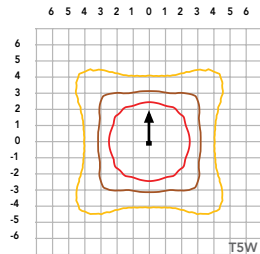
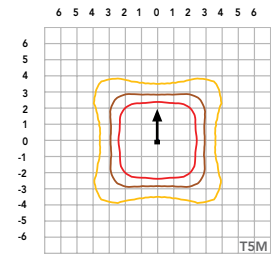
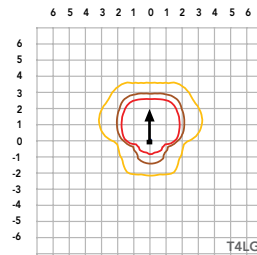
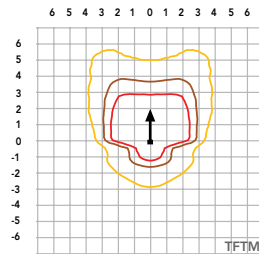
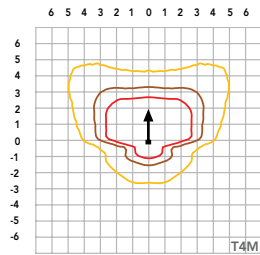
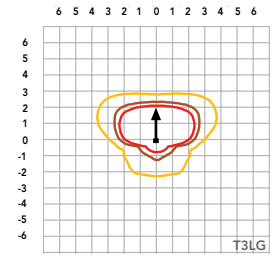
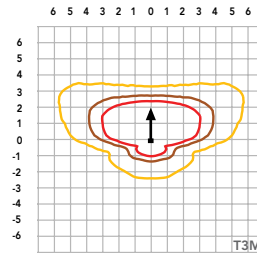
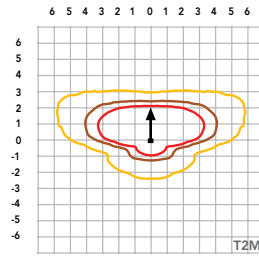
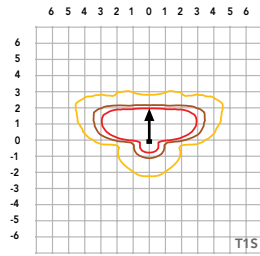
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

## LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

### FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

\*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

### Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

### LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

### Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

#### Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

#### Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

## Performance Data

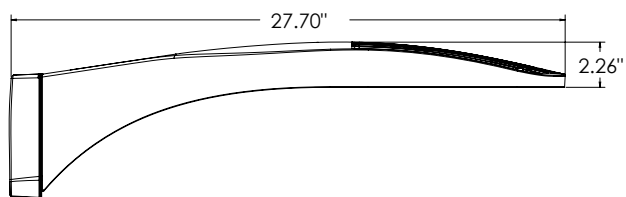
### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

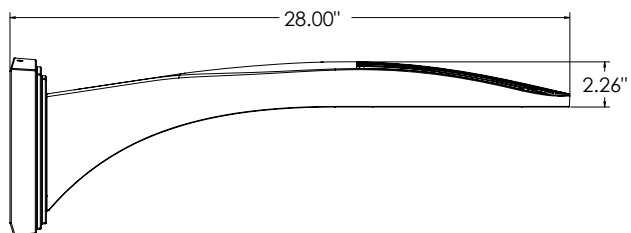
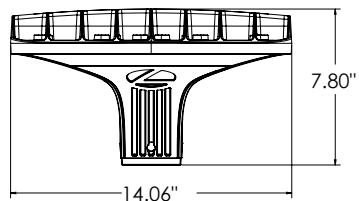
#### Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

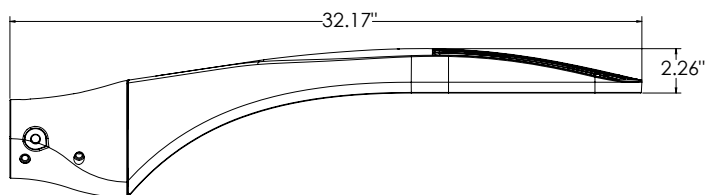
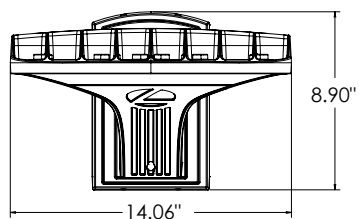
## Dimensions



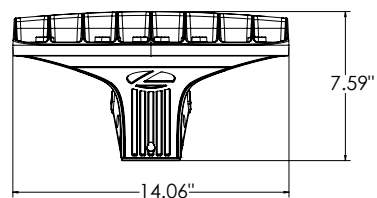
**DSX0 with RPA, RPA5, SPA5, SPA8N mount**  
Weight: 25 lbs



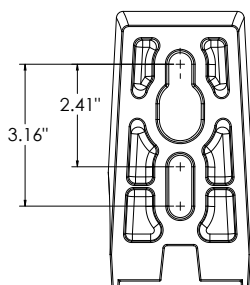
**DSX0 with WBA mount**  
Weight: 27 lb



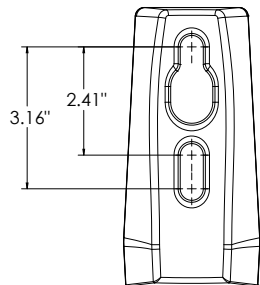
**DSX0 with MA mount**  
Weight: 28 lbs



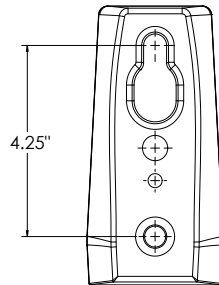
**SPA (STANDARD ARM)**



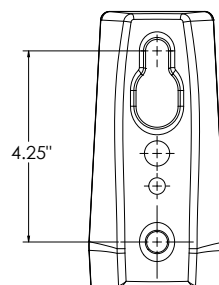
**RPA**



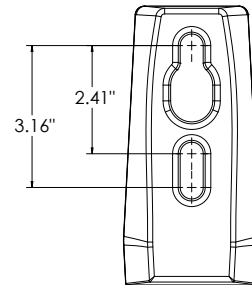
**SPA5**



**RPA5**

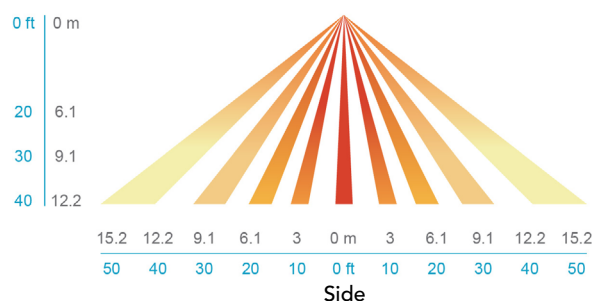
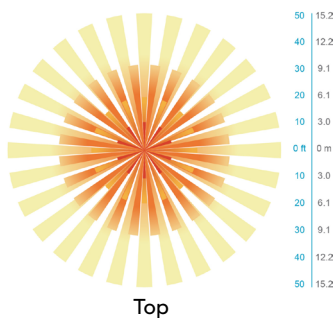
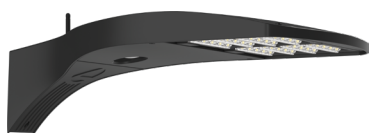


**SPA8N**



## nLight Sensor Coverage Pattern

### NLTAIR2 PIRHN



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

### OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

### nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

### INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://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.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:				Name:			
Mailing Address:				Mailing Address:			
Mailing Address:				Mailing Address:			
Town/State/Zip:				Town/State/Zip:			
Daytime Phone #:			Ext:	Daytime Phone #:			Ext:
Email Address:				Email Address:			
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Name of waterbody:	
Project Town:			Town Email Address:			Map and Lot Number:	
Brief Project Description:							
Project Location & Brief Directions to Site:							

**PERMIT BY RULE (PBR) SECTIONS (Check at least one):** I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing                 | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects       |
| <input type="checkbox"/> Sec. (3) Intake Pipes                    | <input type="checkbox"/> Sec. (10) Stream Crossing                 | <input type="checkbox"/> Sec. (16-A) Beach Nourishment              |
| <input type="checkbox"/> Sec. (4) Replacement of Structures       | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension        |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg.       | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas    | <input type="checkbox"/> Sec. (18) Maintenance Dredging             |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                   | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv.  | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat            |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization         | <input type="checkbox"/> Sec. (15) Public Boat Ramps               | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |

**NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.**

**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE**

- ☐ **Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- ☐ **Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- ☐ **Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

**FEE:** Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$288.

- ☐ **Attach** payment confirmation from the Payment Portal when filing this notification form.

**Signature & Certification:**

- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

**By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.**

Signature of Agent or Applicant (may be typed):

*Eric Whitney*

Date:

**Keep a copy as a record of permit.** Email this completed form with attachments to DEP at: [DEP.PBRNotification@maine.gov](mailto:DEP.PBRNotification@maine.gov).

DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**



**Section VI: Self-Verification Notification Form**  
(for all tidal and non-tidal projects in Maine subject to Corps jurisdiction)

**US Army Corps  
of Engineers®**  
New England District

At least two weeks before work commences, complete all fields (write “none” if applicable) below or use the fillable form found at [www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit/](http://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit/) The two-week lead time is not required for emergency situations. **Send this form, an Official Species List, and project plans to the following email address: [cenae-r-me@usace.army.mil](mailto:cenae-r-me@usace.army.mil)**

Maine Project Office  
U.S. Army Corps of Engineers  
442 Civic Center Drive, Suite 350  
Augusta, Maine 04330

State Permit #: \_\_\_\_\_  
Date of State Permit: \_\_\_\_\_  
State Project Manager: \_\_\_\_\_

Permittee: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_  
Email, Phone: \_\_\_\_\_

Agent: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_  
Email, Phone: \_\_\_\_\_

Contractor: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_  
Email, Phone: \_\_\_\_\_

Project Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_  
Lat °N, Long °W: \_\_\_\_\_ Tax Map/Lot: \_\_\_\_\_  
Waterway Name: \_\_\_\_\_  
Description of Work: \_\_\_\_\_

Proposed Starting Date: \_\_\_\_\_ Proposed Finish Date: \_\_\_\_\_  
Area of wetland impact (SF): Permanent: \_\_\_\_\_ Temporary: \_\_\_\_\_  
Area of waterway impact (SF): Permanent: \_\_\_\_\_ Temporary: \_\_\_\_\_

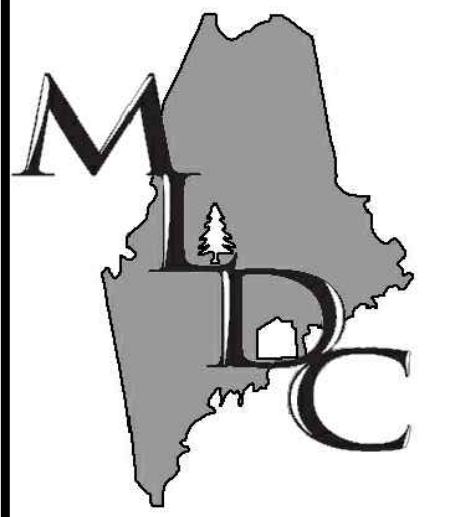
Work will be done under the following Section V General Permits (circle all that apply):

I. Inland Waters and wetlands: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23  
II. Navigable Waters: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

Have MHPC and all five federally-recognized tribes in Maine been notified of the proposed work? \_\_\_\_\_ Yes \_\_\_\_\_ No

Your signature below, as permittee, indicates that you accept and agree to comply with the terms, eligibility criteria, and general conditions for Self-Verification under the Maine General Permit.

Permittee Signature: \_\_\_\_\_ Date: \_\_\_\_\_



MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PROJECT

**TAYLOR BROOK  
HOUSE**

HOTEL ROAD  
AUBURN, MAINE 04210

OWNER OF RECORD

**BETH C. BELL &  
JOHN D. CRAFTS**

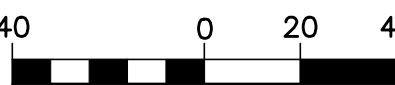
2 PASSING LANE,  
LIBSON FALLS, MAINE 04252

MADE FOR

**JOHN F. MURPHY  
HOMES, INC.**

80 CENTER STREET  
AUBURN, MAINE 04210

DRAWING SCALE:



( IN FEET )

1 INCH = 40 FT

SUBMISSION NOTES:

SUBMISSION 1: 2022-12-14 TLB  
FOR REVIEW.

SUBMISSION 2: 2023-01-20 TLB  
FOR REVIEW. UPDATED BUILDING  
FOOTPRINT AND PARKING LAYOUT.

SUBMISSION 3: 2023-02-07 TLB  
FOR REVIEW.

SUBMISSION 4: 2023-02-16 TLB  
FOR REVIEW.

SUBMISSION 5: 2023-02-21 TLB  
FOR REVIEW.

SUBMISSION 6: 2023-03-03 TLB  
ISSUED FOR PERMIT APPS.

SUBMISSION 7: 2023-03-31 TLB  
FOR REVIEW.

SUBMISSION 8: 2023-04-27 TLB  
RESPONSE TO TOWN COMMENT.

PROJ. MGR: EKB  
DRAWN BY: TLB  
CHECKED BY: EKB  
SUBMISSION NO. 8  
SURVEY DATE: 2022-11-10  
SUBMISSION DATE: 2023-04-27  
SUBMITTED FOR: REVIEW

**NOT FOR CONSTRUCTION**

**SITE LAYOUT  
PLAN**

SEAL:



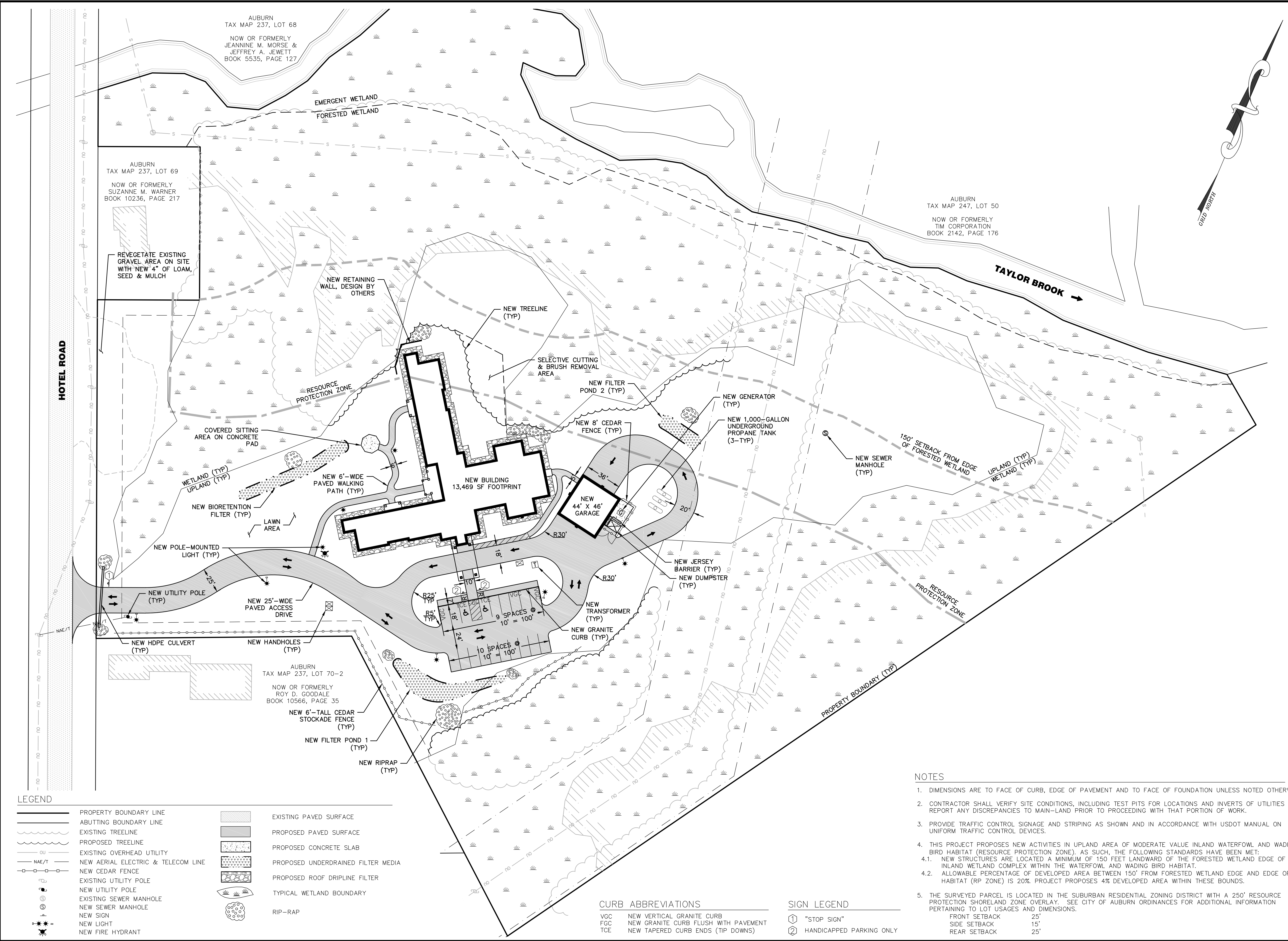
ESTHER K. BIZIER ME PE#14238

DRAWING NO.

**C2.1**

MLDC NO. 22-330

2 OF 12



LEGEND

	PROPERTY BOUNDARY LINE		EXISTING PAVED SURFACE
	ABUTTING BOUNDARY LINE		PROPOSED PAVED SURFACE
	EXISTING TREELINE		PROPOSED CONCRETE SLAB
	PROPOSED TREELINE		PROPOSED UNDERDRAINED FILTER MEDIA
	EXISTING OVERHEAD UTILITY		PROPOSED ROOF DRIPLINE FILTER
	NEW AERIAL ELECTRIC & TELECOM LINE		TYPICAL WETLAND BOUNDARY
	NEW CEDAR FENCE		RIP-RAP
	EXISTING UTILITY POLE		
	NEW UTILITY POLE		
	EXISTING SEWER MANHOLE		
	NEW SEWER MANHOLE		
	NEW SIGN		
	NEW LIGHT		
	NEW FIRE HYDRANT		

CURB ABBREVIATIONS

VGC	NEW VERTICAL GRANITE CURB
FGC	NEW GRANITE CURB FLUSH WITH PAVEMENT
TCE	NEW TAPERED CURB ENDS (TIP DOWNS)

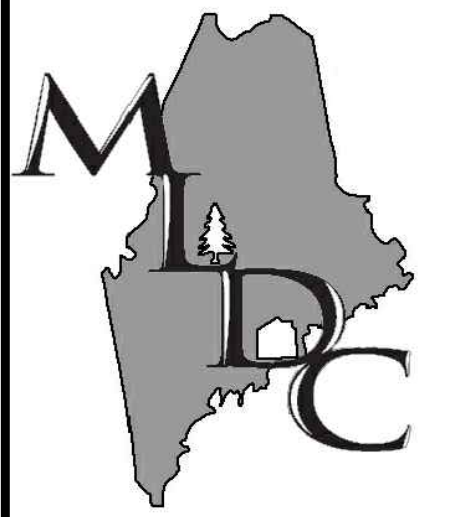
SIGN LEGEND

	"STOP SIGN"
	HANDICAPPED PARKING ONLY

NOTES

- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT AND TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF WORK.
- PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS PROJECT PROPOSES NEW ACTIVITIES IN UPLAND AREA OF MODERATE VALUE INLAND WATERFOWL AND WADING BIRD HABITAT (RESOURCE PROTECTION ZONE). AS SUCH, THE FOLLOWING STANDARDS HAVE BEEN MET:
  - NEW STRUCTURES ARE LOCATED A MINIMUM OF 150 FEET LANDWARD OF THE FORESTED WETLAND EDGE OF THE INLAND WETLAND COMPLEX WITHIN THE WATERFOWL AND WADING BIRD HABITAT.
  - ALLOWABLE PERCENTAGE OF DEVELOPED AREA BETWEEN 150' FROM FORESTED WETLAND EDGE AND EDGE OF HABITAT (RP ZONE) IS 20%. PROJECT PROPOSES 4% DEVELOPED AREA WITHIN THESE BOUNDS.
- THE SURVEYED PARCEL IS LOCATED IN THE SUBURBAN RESIDENTIAL ZONING DISTRICT WITH A 250' RESOURCE PROTECTION SHORELAND ZONE OVERLAY. SEE CITY OF AUBURN ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.

FRONT SETBACK	25'
SIDE SETBACK	15'
REAR SETBACK	25'



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

**TAYLOR BROOK  
HOUSE**

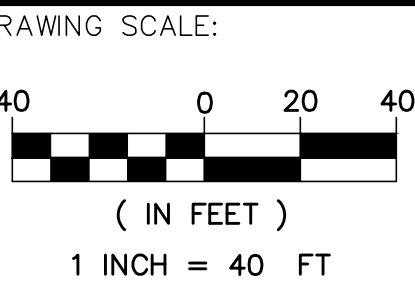
HOTEL ROAD  
AUBURN, MAINE 04210

**BETH C. BELL &  
JOHN D. CRAFTS**

2 PASSING LANE,  
LISBON FALLS, MAINE 04252

**JOHN F. MURPHY  
HOMES, INC.**

80 CENTER STREET  
AUBURN, MAINE 04210

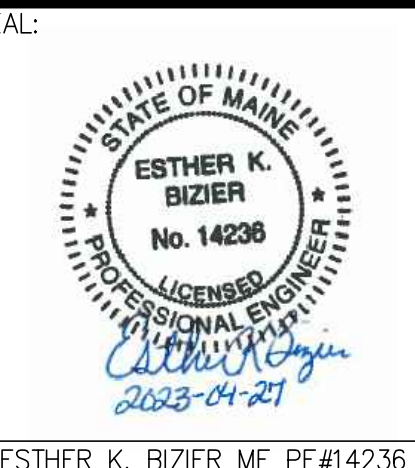


SUBMISSION NOTES:  
SUBMISSION 1: 2023-03-03 TLB  
ISSUED FOR PERMIT APPS.  
SUBMISSION 2: 2023-03-31 TLB  
FOR REVIEW.  
SUBMISSION 3: 2023-04-19 TLB  
FOR REVIEW.  
SUBMISSION 4: 2023-04-24 TLB  
FOR REVIEW.  
SUBMISSION 5: 2023-04-27 TLB  
RESPONSE TO CITY COMMENTS.

PROJ. MGR: EKB  
DRAWN BY: TLB  
CHECKED BY: EKB  
SUBMISSION NO. 5  
SURVEY DATE: 2022-11-10  
SUBMISSION DATE: 2023-04-27  
SUBMITTED FOR: REVIEW

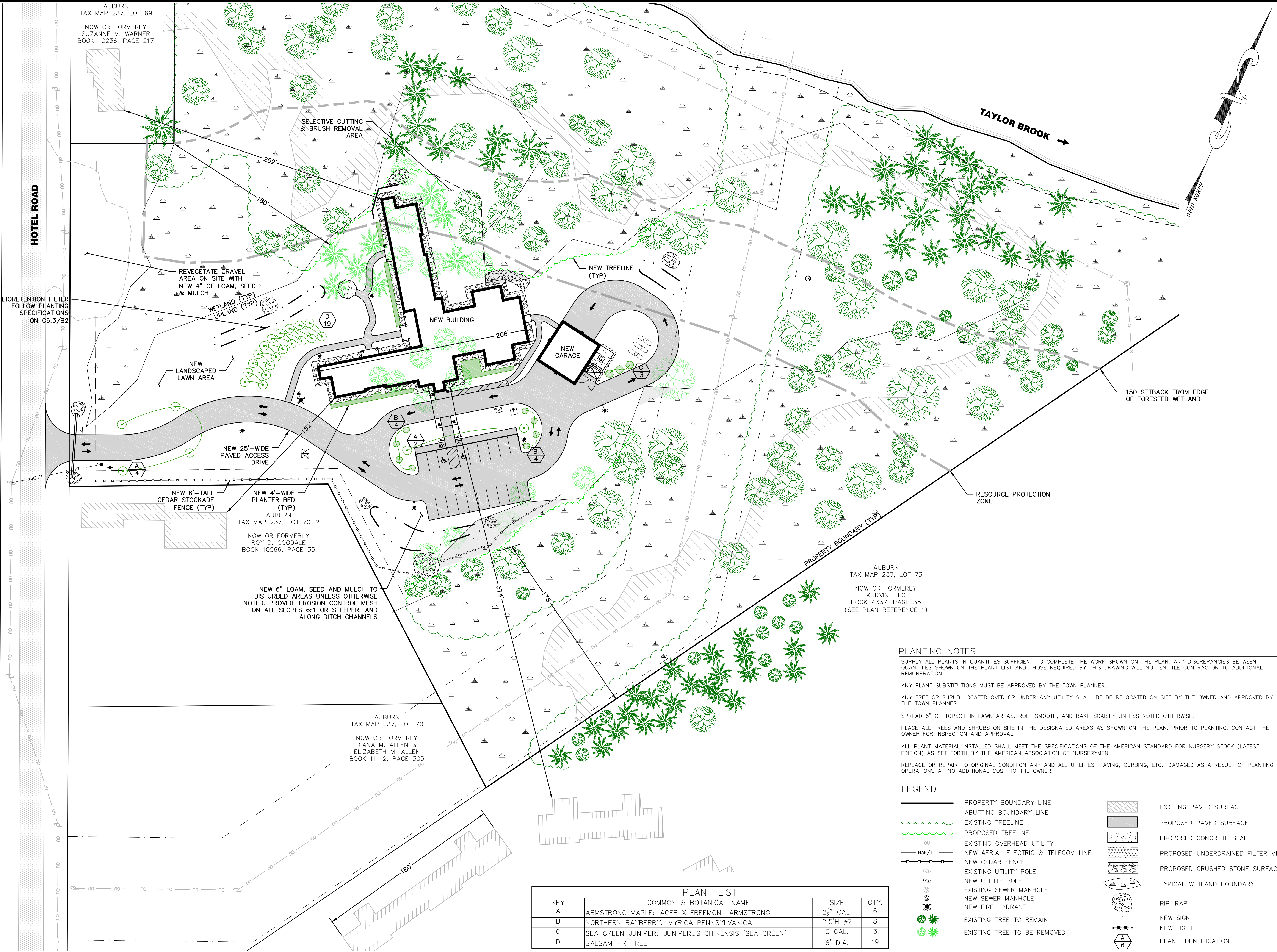
**NOT FOR CONSTRUCTION**

**LANDSCAPING &  
BUFFERING PLAN**



ESTHER K. BIZIER ME PE#14236

DRAWING NO.  
**C2.2**  
MLDC NO. 22-330 3 OF 12



**PLANTING NOTES**

SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THOSE REQUIRED BY THIS DRAWING WILL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.

ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWN PLANNER.

ANY TREE OR SHRUB LOCATED OVER OR UNDER ANY UTILITY SHALL BE RELOCATED ON SITE BY THE OWNER AND APPROVED BY THE TOWN PLANNER.

SPREAD 6" OF TOPSOIL IN LAWN AREAS, ROLL SMOOTH, AND RAKE SCARIFY UNLESS NOTED OTHERWISE.

PLACE ALL TREES AND SHRUBS ON SITE IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN, PRIOR TO PLANTING. CONTACT THE OWNER FOR INSPECTION AND APPROVAL.

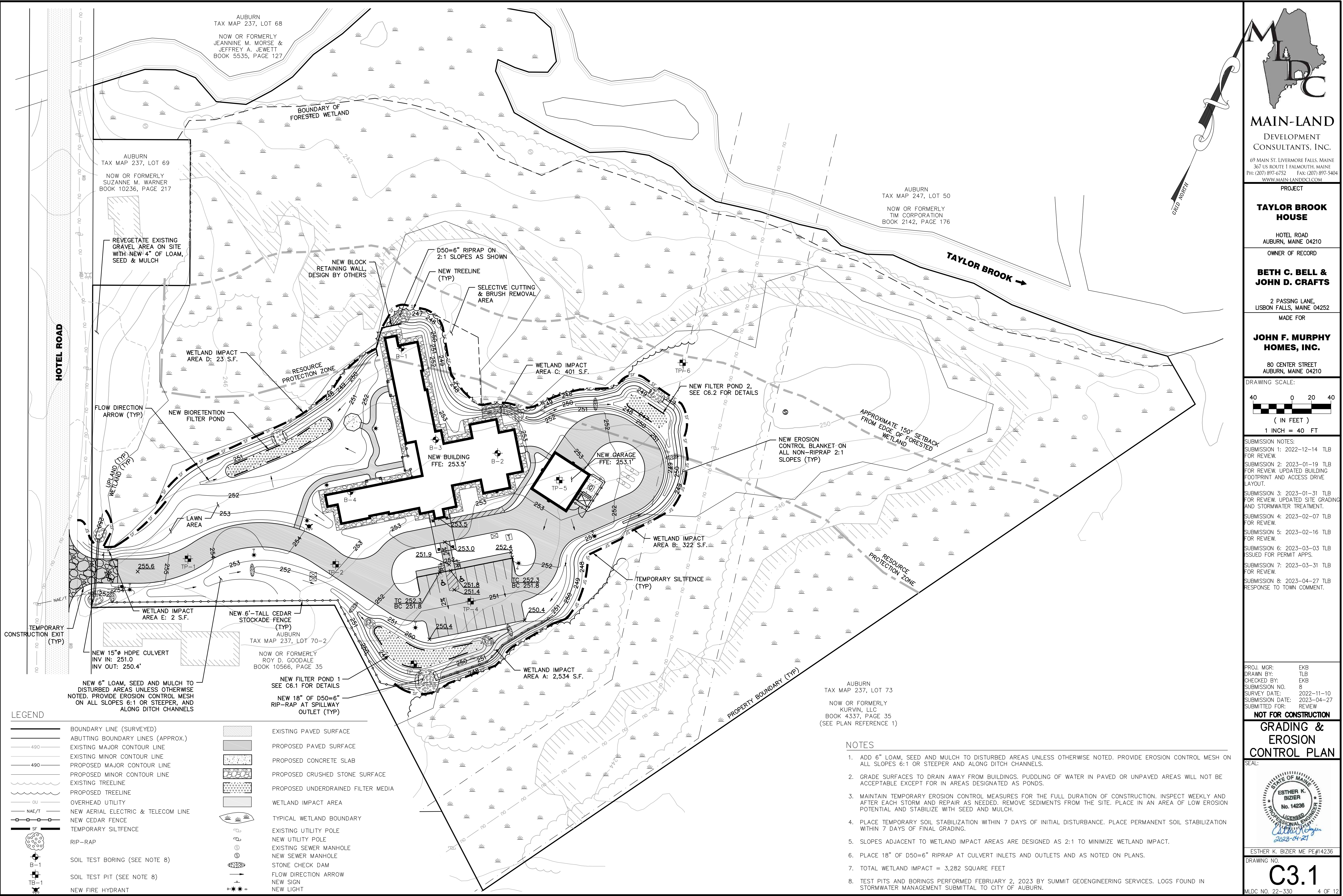
ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.


REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF PLANTING OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

**LEGEND**

	PROPERTY BOUNDARY LINE		EXISTING PAVED SURFACE
	ABUTTING BOUNDARY LINE		PROPOSED PAVED SURFACE
	EXISTING TREELINE		PROPOSED CONCRETE SLAB
	PROPOSED TREELINE		PROPOSED UNDERDRAINED FILTER MEDIA
	EXISTING OVERHEAD UTILITY		PROPOSED CRUSHED STONE SURFACE
	NEW AERIAL ELECTRIC & TELECOM LINE		TYPICAL WETLAND BOUNDARY
	NEW CEDAR FENCE		RIP-RAP
	EXISTING UTILITY POLE		NEW SIGN
	NEW UTILITY POLE		NEW LIGHT
	EXISTING SEWER MANHOLE		PLANT IDENTIFICATION
	NEW SEWER MANHOLE		
	NEW FIRE HYDRANT		
	EXISTING TREE TO REMAIN		
	EXISTING TREE TO BE REMOVED		

PLANT LIST			
KEY	COMMON & BOTANICAL NAME	SIZE	QTY.
A	ARMSTRONG MAPLE: ACER X FREEMONI 'ARMSTRONG'	2 1/2" CAL.	6
B	NORTHERN BAYBERRY: MYRICA PENNSYLVANICA	2.5'H #7	8
C	SEA GREEN JUNIPER: JUNIPERUS CHINENSIS 'SEA GREEN'	3' GAL.	3
D	BALSAM FIR TREE	6' DIA.	19





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367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PROJECT

**TAYLOR BROOK HOUSE**

HOTEL ROAD  
AUBURN, MAINE 04210

OWNER OF RECORD

**BETH C. BELL & JOHN D. CRAFTS**

2 PASSING LANE,  
LISBON FALLS, MAINE 04252

MADE FOR

**JOHN F. MURPHY HOMES, INC.**

80 CENTER STREET  
AUBURN, MAINE 04210

DRAWING SCALE:

40 0 20 40  
( IN FEET )  
1 INCH = 40 FT

SUBMISSION NOTES:

SUBMISSION 1: 2022-12-14 TLB FOR REVIEW.

SUBMISSION 2: 2023-01-19 TLB FOR REVIEW, UPDATED BUILDING FOOTPRINT AND ACCESS DRIVE LAYOUT.

SUBMISSION 3: 2023-01-31 TLB FOR REVIEW, UPDATED SITE GRADING AND STORMWATER TREATMENT.

SUBMISSION 4: 2023-02-07 TLB FOR REVIEW.

SUBMISSION 5: 2023-02-16 TLB FOR REVIEW.

SUBMISSION 6: 2023-03-03 TLB ISSUED FOR PERMIT APPS.

SUBMISSION 7: 2023-03-31 TLB FOR REVIEW.

SUBMISSION 8: 2023-04-27 TLB RESPONSE TO TOWN COMMENT.

PROJ. MGR: EKB  
DRAWN BY: TLB  
CHECKED BY: EKB  
SUBMISSION NO. 8  
SURVEY DATE: 2022-11-10  
SUBMISSION DATE: 2023-04-27  
SUBMITTED FOR: REVIEW

**NOT FOR CONSTRUCTION**

**GRADING & EROSION CONTROL PLAN**

SEAL:

STATE OF MAINE  
ESTHER K. BIZIER  
No. 14238  
LICENSED PROFESSIONAL ENGINEER  
2023-04-27

ESTHER K. BIZIER ME PE#14238

DRAWING NO.

**C3.1**

MLDC NO. 22-330 4 OF 12

- LEGEND

BOUNDARY LINE (SURVEYED)	EXISTING PAVED SURFACE
ABUTTING BOUNDARY LINES (APPROX.)	PROPOSED PAVED SURFACE
EXISTING MAJOR CONTOUR LINE	PROPOSED CONCRETE SLAB
EXISTING MINOR CONTOUR LINE	PROPOSED CRUSHED STONE SURFACE
PROPOSED MAJOR CONTOUR LINE	PROPOSED UNDERDRAINED FILTER MEDIA
PROPOSED MINOR CONTOUR LINE	WETLAND IMPACT AREA
EXISTING TREELINE	TYPICAL WETLAND BOUNDARY
PROPOSED TREELINE	EXISTING UTILITY POLE
OVERHEAD UTILITY	NEW UTILITY POLE
NEW AERIAL ELECTRIC & TELECOM LINE	EXISTING SEWER MANHOLE
NEW CEDAR FENCE	NEW SEWER MANHOLE
TEMPORARY SILTFENCE	STONE CHECK DAM
RIP-RAP	FLOW DIRECTION ARROW
SOIL TEST BORING (SEE NOTE 8)	NEW SIGN
SOIL TEST PIT (SEE NOTE 8)	NEW LIGHT
NEW FIRE HYDRANT	

- NOTES
- ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER AND ALONG DITCH CHANNELS.
  - GRADE SURFACES TO DRAIN AWAY FROM BUILDINGS. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR IN AREAS DESIGNATED AS PONDS.
  - MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AN AREA OF LOW EROSION POTENTIAL AND STABILIZE WITH SEED AND MULCH.
  - PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.
  - SLOPES ADJACENT TO WETLAND IMPACT AREAS ARE DESIGNED AS 2:1 TO MINIMIZE WETLAND IMPACT.
  - PLACE 18" OF D50=6" RIPRAP AT CULVERT INLETS AND OUTLETS AND AS NOTED ON PLANS.
  - TOTAL WETLAND IMPACT = 3,282 SQUARE FEET
  - TEST PITS AND BORINGS PERFORMED FEBRUARY 2, 2023 BY SUMMIT GEOENGINEERING SERVICES. LOGS FOUND IN STORMWATER MANAGEMENT SUBMITTAL TO CITY OF AUBURN.