

TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: IN PERSON WITH REMOTE OPTION
PLACE: TOWN HALL/ZOOM

DATE: Tuesday, February 7, 2023
TIME: 6:00 P.M.

PLEASE NOTE: IT IS THE POLICY OF THE PLANNING BOARD THAT THE APPLICANT OR AN AGENT OF THE APPLICANT MUST BE PRESENT IN ORDER FOR REVIEW OF THE APPLICATION TO TAKE PLACE.

All in-person attendees are asked to wear face masks

- 1) **ROLL CALL**
 - a) Quorum, Alternate Members, Conflicts of Interest
- 2) **PLEDGE OF ALLEGIANCE**
- 3) **MOMENT OF SILENCE**
- 4) **10-MINUTE PUBLIC INPUT SESSION**
- 5) **REVIEW AND APPROVE MINUTES**
 - a) September 6, 2022 to January 10, 2023 – if available
- 6) **NOTICE OF DECISION - None**
- 7) **PUBLIC HEARING**
 - a) 290 & 291 Harold L. Dow Hwy. (Map 37/Lot 20 & Map 37/Lot 2-1), PID # 037-020-000 & 037-002-001, PB22-18: Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility
- 8) **NEW BUSINESS**
 - a) 360 River Rd. (Map 25/Lot 11), PID # 025-011-000, PB22-22: Shoreland Zoning Permit Application – Residential Pier, Gangway, Float, Boardwalk, and Stairway – Sketch Plan Review
 - b) 178 Harold L. Dow Hwy. (Map 29/Lot 20), PID # 029-020-000, PB22-20: Site Plan Amendment/Review – Commercial Buildings – Sketch Plan Review
- 9) **OLD BUSINESS**
 - a) 0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB22-21: Village at Great Brook – Amendment to an Existing Subdivision Plan (43 lots)
- 10) **OTHER BUSINESS / CORRESPONDENCE**
 - a) Updates, if available: Ordinance Subcommittee, Comprehensive Plan, Town Planner
- 11) **SET AGENDA AND DATE FOR NEXT MEETING**
 - a) February 21, 2023
- 12) **ADJOURN**

NOTE: All Planning Board Agenda Materials are available on the Planning Board/Planning Department webpages for viewing.

To view a live remote meeting: (Instructions can also be found on the Planning Board webpage)

- a) Go to www.eliotme.org
- b) Click on "Meeting Videos" – Located in the second column, on the left-hand side of the screen.
- c) Click on the meeting under "Live Events" – The broadcasting of the meeting will start at 6:00pm (Please note: streaming a remote meeting can be delayed up to a minute)

Instructions to join remote meeting:

- a) To participate please call into meeting 5 minutes in advance of meeting start time. Please note that Zoom does state that for some carriers this can be a toll call. You can verify by contacting your carrier.
- b) Please call **1-646-558-8656**
 1. When prompted enter meeting number ID: **897 6129 6000**
 2. When prompted to enter Attendee ID **press #**
 3. When prompted enter meeting password: **538739**
- c) Members of the Public calling in, will be first automatically be placed in a virtual waiting room until admitted by one of the members of the Planning Board. Members of the public will be unmuted one at a time to allow for input. Please remember to state your name and address for the record.
- d) Press *9 to raise your virtual hand to speak


Carmela Braun – Chair

NOTE: All attendees are asked to wear facial protective masks. No more than 50 attendees in the meeting room at any one time. The meeting agenda and information on how to join the remote Zoom meeting will be posted on the web page at eliotmaine.org/planning-board. Town Hall is accessible for persons with disabilities.

POSTED
1/27/23



PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility – **Public Hearing**



TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Michael J. Sudak, E.I., Attar Engineering, Applicant’s Representative
 Shelly Bishop, Code Enforcement Officer
 Kim Tackett, Land Use Administrative Assistant
 Date: January 31, 2023 (report date)
 February 7, 2023 (meeting date)
 Re: PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility – **Public Hearing**

Application Details/Checklist Documentation	
✓ Address:	290 & 291 Harold L. Dow Hwy.
✓ Map/Lot:	37/20 & 37/2-1
✓ Zoning:	Commercial/Industrial (C/I) district
✓ Shoreland Zoning:	None
✓ Owner Name:	DJR Real Estate, LLC
✓ Applicant Name:	DJR Real Estate, LLC, and Arcanna, LLC; Agent: Attar Engineering
✓ Proposed Project:	Marijuana Products Manufacturing Facility
✓ Application Received by Staff:	September 20, 2022
✓ Application Fee Paid and Date:	\$300 (\$100 – Site Plan Amendment; \$25 – Change of Use; \$175 – Public Hearing) January 19, 2023
Application Sent to Staff Reviewers:	Not yet sent
✓ Application Heard by PB	November 1 and December 13, 2022; January 24 (postponed) and February 7 (scheduled), 2023
✓ Found Complete by PB	December 13, 2022
Site Walk	N/A
Site Walk Publication	N/A
Public Hearing	February 7, 2023 (scheduled)
✓ Public Hearing Publication	January 27, 2023 (Portsmouth Herald/Seacoast Online)
✓ Reason for PB Review:	Site Plan Amendment, Change of Use, Marijuana Establishment

Supplement to January 24 meeting report

Photometric plan

A photometric plan and lighting specifications, submitted January 23, are in your packet. The plan shows the location and type of lighting and illuminance values throughout the lot. Here is my review of how it addresses applicable standards.

Section/Paragraph	Standard summary	Met?
33-180 and 45-410	Glare for commercial establishments	Appears to be met. Illuminance values shown at the property lines appear to be 0 for side and rear lot lines. For the front lot line, illuminance values are highest at the driveway (up to ~1.5 Fc), which may assist with access/egress visibility, but approach 0 near the front lot corners. Additional vegetative buffering should mitigate any front lot line glare.
33-190 (4c4)	Exterior lighting	Met. Lighting plan shows luminaires along the full perimeter of the building and in the parking lot.

Recommendation

Approval with conditions

Motion templates

Approval with conditions (Recommended)

Motion to approve PB22-18: Site Plan Amendment/Review and Change of Use for the addition of a marijuana products manufacturing facility to the existing approved uses at 290 Harold L. Dow Hwy. (Map 37, Lot 20) and interior building changes at 291 Harold L. Dow Hwy. (Map 37, Lot 2-1).

The following are conditions of approval:

1. [Standard conditions]
2. Prior to commencing operation of Phase I, the applicant shall provide to the Code Enforcement Officer:
 - a. Their approved commercial processing license, or licenses (or similar, as applicable) required by the State of Maine.
 - b. The DOT driveway permit for the 290 Harold L. Dow Hwy. site.
 - c. Documentation that the bioretention filters are completed and operational.
3. Pursuant to Chapter 35 of the Town Code, applicant shall enter into a post-construction stormwater maintenance agreement with the Town by May 31, 2023.
4. The front vegetative buffer plantings shall be planted no later than May 31, 2023.
5. Within 120 days after the permanent marijuana store opens to the public, the applicant shall collect turning movement counts for the site driveway at 290 Harold L. Dow Hwy. for, at minimum, one full weekday and one full weekend day that the marijuana store is open, and submit such data to the Town Planner. Such count data shall be disaggregated by the hour, or a shorter time period, to show peaking characteristics.
6. _____

PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility – **Public Hearing**

7. _____
8. _____ [other conditions if warranted]

Disapproval

Motion to disapprove PB22-18 for the following reasons:
[e.g. does not meet the following site plan review or zoning standards]

1. _____
2. _____
3. _____

Continuance

Motion to continue PB22-18 to the February 21, 2022, meeting.

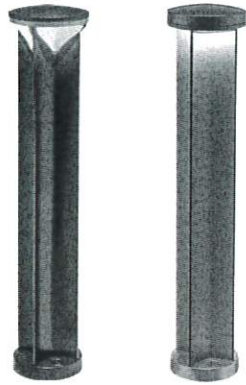
Section 33-131 timelines

- 75 days from application completeness: February 26, 2023
- 30 days from public hearing: March 9, 2023
- Timelines may be extended with agreement from the applicant

* * *

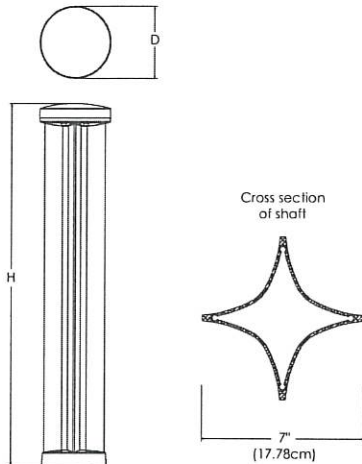
Respectfully submitted,

Jeff Brubaker, AICP
Town Planner



RADEAN Bollard

LED Site Luminaire



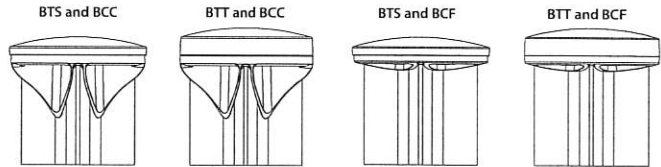
Specifications

Diameter: D = 8.25" (20.96cm)
Height: H = 41.5" Standard (105.41cm)
Weight (max): 20lbs (9.07Kg)

Catalog Number
Notes
Type

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)
RADB LED	P1	27K 2700 K	ASY Asymmetric ²	MVOLT ³	Shipped installed	Slim Top
	P2	30K 3000 K	SYM Symmetric ¹	120	PE Photoelectric cell, button type ^{4,5}	Tall Top
	P3	35K 3500 K		208 ³	DMG 0-10V dimming driver (no controls)	BTS Slim top, painted to match shaft ^{5,9}
	P4	40K 4000 K		240 ³	E7WH Emergency battery backup, Certified in CA Title 20 MAEDBS1 ^{6,7,8}	BTSDWHXD Slim top, white ^{5,9}
	P5 ¹	50K 5000 K		277	FAO Field adjustable output ²	BTSDBLBXD Slim top, black texture ^{5,9}
				347	PIR Motion sensor Bi-level ^{3,5,6,7}	BTSDBLXD Slim top, black ^{5,9}
				480		BTSDDBTXD Slim top, dark bronze textured ^{5,9}
						BTSDDBXD Slim top, dark bronze ^{5,9}
						BTSDNATXD Slim top, natural aluminum textured ^{5,9}
						BTSDNAXD Slim top, natural aluminum ^{5,9}
						BTSDWHGXD Slim top, white textured ⁹
						BTT Tall top painted to match shaft ⁹
						BTDBLXD Tall top, black textured ⁹
						BTDBLXD Tall top, black ⁹
						BTDDBTXD Tall top, dark bronze textured ⁹
						BTDDBXD Tall top, dark bronze ⁹
						BTDDNATXD Tall top, natural aluminum textured ⁹
						BTDDNAXD Tall top, natural aluminum
						BTDDWHGXD Tall top, white textured ⁹
						BTDDWHXD Tall top, white ⁹

Bollard crown (required)	Other options	Finish (required)
Deep Crown	H24 ^{6,10} 24" overall height	DDBXD Dark bronze
BCC Deep crown, painted to match shaft ⁹	H30 ^{6,10} 30" overall height	DBLXD Black
BCCDWHXD Deep crown, white ⁹	H36 ^{6,10} 36" overall height	DNAXD Natural aluminum
BCCDBLXD Deep crown, black ⁹	L/AB Without anchor bolts	DWHXD White
BCCDBLXD Deep crown, black textured ⁹		DDBTXD Textured dark bronze
BCCDBTXD Deep crown, dark bronze textured ⁹		DBLXD Textured black
BCCDBXD Deep crown, dark bronze ⁹		DNATXD Textured natural aluminum
BCCDNATXD Deep crown, natural aluminum textured ⁹		DWHGXD Textured white
BCCDNAXD Deep crown, natural aluminum ⁹		
BCCDWHGXD Deep crown, white textured ⁹		
BCCDWHXD Deep crown, white textured ⁹		
Flat Crown		
BCF Flat crown, painted to match shaft ⁹		
BCFDBLXD Flat crown, black textured ⁹		
BCFDBLXD Flat crown, black ⁹		
BCFDDBTXD Flat crown, dark bronze textured ⁹		
BCFDDBXD Flat crown, dark bronze ⁹		
BCFDNATXD Flat crown, natural aluminum textured ⁹		
BCFDNAXD Flat crown, natural aluminum ⁹		
BCFDWHGXD Flat crown, white textured ⁹		
BCFDWHXD Flat crown, white ⁹		



Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DBX U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

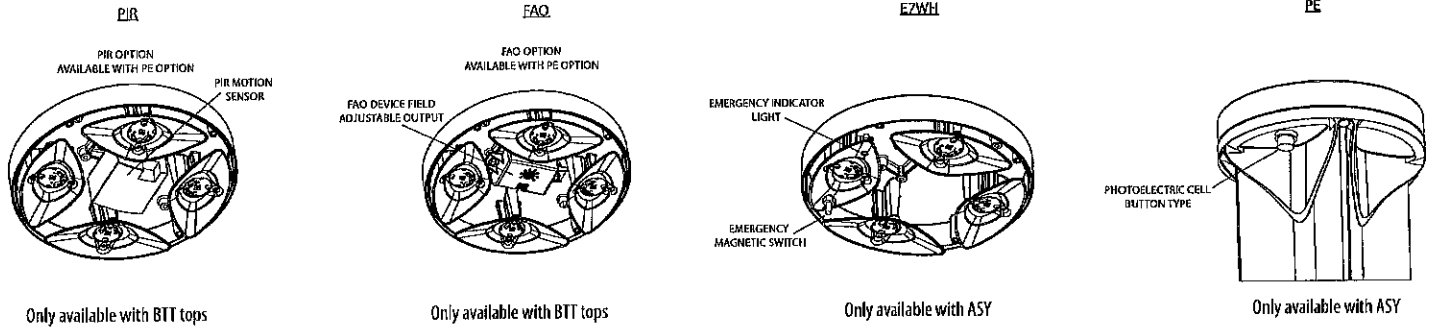
- P5 only available in SYM distribution.
- ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
- PIR not available with 208V or 240V.
- PE only available with ASY.
- PE, PIR and FAO not available with BTS.
- E7WH and PIR only available in full height. Not available with H24, H30 or H36.
- PIR not available with E7WH.
- E7WH is not available with 347V or 480V.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. H24, H30 and H36 have longer leadtimes.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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RADB-LED
 Rev. 10/25/22



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data
DNAXD Finish*

Configuration	Performance Package	System (Watt)	Lumen	lm/W	lm/ft²	lm/ft² @ 10'	lm/ft² @ 15'	lm/ft² @ 20'	lm/ft² @ 25'	lm/ft² @ 30'	lm/ft² @ 35'	lm/ft² @ 40'	lm/ft² @ 45'	lm/ft² @ 50'	lm/ft² @ 55'	lm/ft² @ 60'	lm/ft² @ 65'	lm/ft² @ 70'	lm/ft² @ 75'	lm/ft² @ 80'	lm/ft² @ 85'	lm/ft² @ 90'	lm/ft² @ 95'	lm/ft² @ 100'			
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

*Note: Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

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.

	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

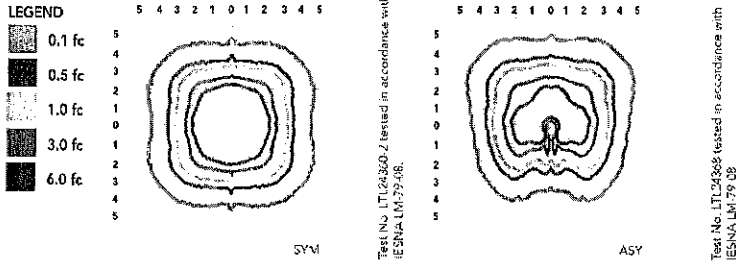
Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient	LAT Factor	
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

Electrical Load

	Current (Amp)				Watts @ 120V		Watts @ 277V			
	Watts @ 120V	Watts @ 277V	@ 120V (A)	@ 277V (A)	@ 120V (A)	@ 277V (A)	Watts @ 120V	Watts @ 277V		
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. U.S. Patent No. D912,850S

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-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

Note: Actual performance may differ as a result of end-user environment and application and color.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Steel Poles

Round Straight



QUICK LINKS

[Ordering Guide](#)

[Configurations](#)

[Dimensions](#)

[EPA](#)

FEATURES & SPECIFICATIONS

Pole Shaft

- Steel round poles are 4" or 5" in diameter.
- Pole shaft is electro-welded ASTM-A500 Grade C Steel Tubing with a minimum yield strength of 46,000 psi.
- On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional. Decorative base cover is also available.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height

- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant



Steel Poles Round Straight

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: 4RPU B3 S07G 24 S PLP DGP						
Pole Series	Mounting Method	Material	Height ⁴	Mounting Configuration	Pole Finish	Options
4RP - 4" Diameter Round Straight Pole (New Build)	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches B5 - 5" Traditional Drilling Pattern B3 - 3" Reduced Drilling Pattern B2 - 2" Reduced Drilling Pattern T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches I - No Mounting Holes ¹ - Use with: BKA-IFM4 - Flush Mount Adapter ⁷ , Greenlee Lifestyle CH Mounting Style Enterprise, Lexington, Constitution PT Single Mounting ²	S07G - 07 Ga. Steel (SRP/SRPU Only)	8'	S - Single/Parallel	BRZ - Bronze	GA - Galvanized Anchor Bolts
5RP - 5" Diameter Round Straight Pole (New Build)		S10G - 10 Ga. Steel (4RP/4RPU Only)	10'	D180 - Double	BLK - Black	SF - Single Flood ⁶
4RPU - 4" Diameter Round Straight Pole (Retrofit)		S11G - 11 Ga. Steel (SRP/SRPU Only)	12'	D90 - Double	PLP - Platinum Plus	DF - Double Flood ⁵
5RPU - 5" Diameter Round Straight Pole (Retrofit)			14'	DN90 - Double	WHT - White	DGP - DuraGrip [®] Plus
			15'	T90 - Triple	SVG - Satin Verde Green	LAB - Less Anchor Bolts
			16'	TH120 - Triple	GPT - Graphite	CRXX - Conduit Raceway ¹
			17'	Q90 - Quad	MSV - Metallic Silver	
			17' 6"	QN90 - Quad	BZA - Alternate Bronze	
			18'	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) 4N - Tenon Mount (SRPT only. For 4" poles only, use 4RPI) ⁵ 4N-6 - Tenon Mount (SRPT only. For 4" poles use 4RPI)		
			20'			
			22'	(Blank) - Use with I for Mounting Method		
			22' 6"			
			24'			
			25'			
			26'			
			27'			
			28'			
			30'			



Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION

Part Number	Description
158450CLR	4" SRBC Square Base Cover
158451CLR	5" SRBC Square Base Cover
483859CLR	4" / 5" GBC Decorative Base Cover
122557CLR	ER2 - Weatherproof Duplex Receptacle (Poles below 18')
122566CLR	ER2 - Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above)
122558CLR	GFI - Ground Fault Circuit Interrupter (Poles below 18')
22567CLR	GFI - Ground Fault Circuit Interrupter for Reinforced Hand-hole (Poles 18' and above)
132336	MH5 - Mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - Mounting Hole Plugs for use with 3" reduced drill pattern (3 sets of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
Consult Factory for EPA calculations	BB - Banner Brackets


1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
 2 - For Enterprise, Lexington, and Constitution PT mounting configuration styles, see Tenon Mount (4N) and Lifestyle Sluff Pole Series.
 3 - Standard Flat black pole cap provided. Domed Greenlee pole cap will ship with SA4 and SA5 Enterprise and Lexington fixtures, SA Lifestyle Fixtures, BK MPT B0, and UCL Brackets.
 4 - Pole heights will have a +/- 1/2" tolerance. Max height for 4RP S10G is 24'. Max height of the 5RP S11G is 26'.

5 - For Enterprise and Lexington D180 or other mounting configuration styles using BK MPT B0 accessories order with B3 or B5 drill pattern.
 6 - See Flood Lighting Brackets section for choice of FBO Brackets.
 7 - Only use with 4 inch pole.
 8 - Use with BKA-IFM4.



Steel Poles Round Straight

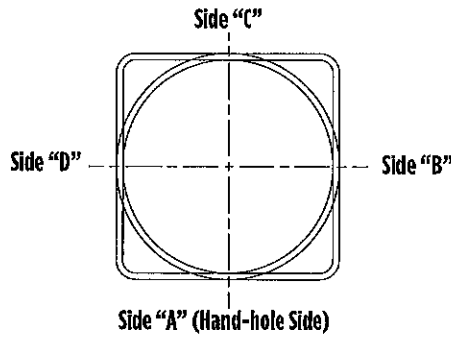
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DRILLING LOCATIONS

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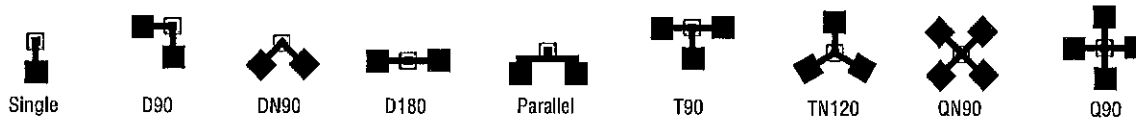
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90 ¹				
T90	X	X		X
TN120 ²				
Q90	X	X	X	X
QN90 ³				
Single FBO	X			
Double FBO		X		X



- 1- Two locations will be 45° to the left and right of Side A.
- 2- Other two locations will be 120° to the left and right of Side A.
- 3- Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



Steel Poles Round Straight

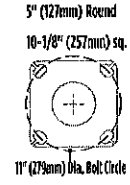
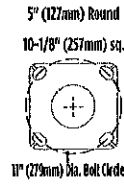
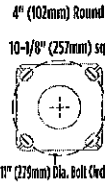
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BOLT CIRCLE

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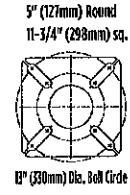
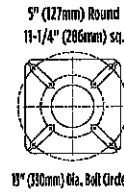
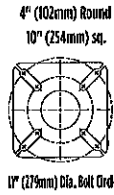
STANDARD BASEPLATE



Bolt Circle Designator	L	L	M
Bolt Circle	Slotted 11" (279mm)	Slotted 11" (279mm)	Slotted 11" (279mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)
Pole Gauge	10	11	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

UNIVERSAL BASEPLATE



Bolt Circle Designator	K	P	R
Bolt Circle	Slotted 7" - 11" (178mm-279mm)	Slotted 7-1/2" - 13" (191mm-330mm)	Slotted 8" - 13" (203mm-330mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)
Base Plate Dimensions	10" sq. x 3/4" thk. (254mm x 19mm)	11-1/4" sq. x 3/4" thk. (286mm x 19mm)	11-3/4" sq. x 1" thk. (298mm x 25mm)
Pole Gauge	10	11	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.



Steel Poles Round Straight

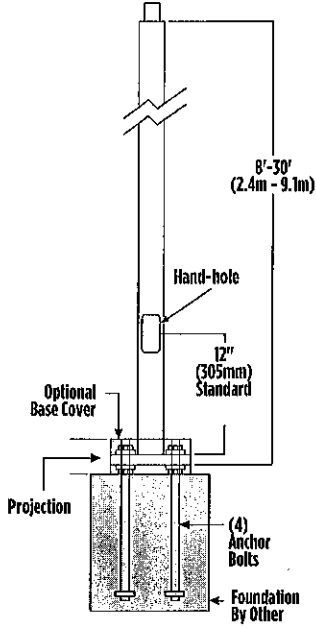
Type: _____

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PRODUCT DIMENSIONS

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RPT -
 N = 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon
 4N = 4" (102mm) O.D. x 4-7/8" (124mm) Tenon
 4N6 = 4" (102mm) O.D. x 6-3/8" (162mm) Tenon

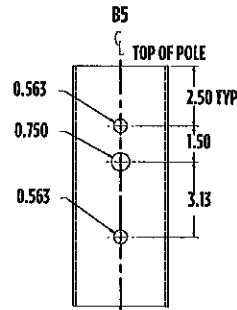
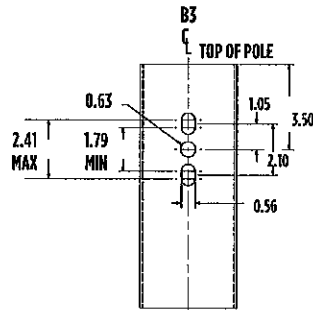
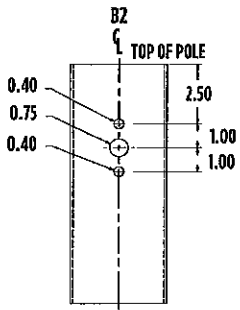


SF -
 Single Flood
 Pole Preparation



SHIPPING WEIGHTS	
4" (102mm) Dia. 10 Ga. is approximately	6.0 lbs./ft.
5" (127mm) Dia. 11 Ga. is approximately	7.0 lbs./ft.
5" (127mm) Dia. 07 Ga. is approximately	10.0 lbs./ft.
Anchor Bolts (3/4" x 24") (19mm x 610)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36") (125mm x 914mm)	30 lbs. (14kg)/set

Bolt-On Mount 2-Bolt Pattern



Steel Poles Round Straight

Type: _____

Have questions? Call us at (800) 436-7800

WIND SPEED

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EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10

POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 10-ga x 14'	14	10	L	11	0.75	6.0	5.2	4.7	3.9	3.2	2.7	2.3	2.0	1.7
4" x 10-ga x 16'	16	10	L	11	0.75	4.3	3.7	3.2	2.6	2.1	1.8	1.4	1.2	1.0
4" x 10-ga x 18'	18	10	L	11	0.75	7.7	6.8	6.0	5.0	4.2	3.5	3.0	2.5	2.2
4" x 10-ga x 20'	20	10	L	11	0.75	6.0	5.2	4.6	3.7	3.1	2.5	2.1	1.8	1.5
4" x 10-ga x 22'	22	10	L	11	0.75	4.6	3.9	3.3	2.6	2.1	1.7	1.4	1.1	0.9
4" x 10-ga x 24'	24	10	L	11	0.75	3.4	2.7	2.2	1.7	1.3	1.0	0.7	0.5	n/a
5" x 11-ga x 16'	16	11	L	11	0.75	8.7	7.9	7.2	6.0	5.0	4.3	3.7	3.2	2.8
5" x 11-ga x 18'	18	11	L	11	0.75	12.2	11.1	10.1	8.5	7.2	6.1	5.3	4.6	4.0
5" x 11-ga x 20'	20	11	L	11	0.75	10.0	9.1	8.2	6.8	5.7	4.9	4.2	3.6	3.1
5" x 11-ga x 22'	22	11	L	11	0.75	8.1	7.3	6.6	5.5	4.5	3.8	3.2	2.8	2.4
5" x 11-ga x 24'	24	11	L	11	0.75	6.5	5.9	5.3	4.3	3.5	2.9	2.4	2.0	1.7
5" x 11-ga x 26'	26	11	L	11	0.75	5.2	4.6	4.1	3.2	2.6	2.1	1.7	1.4	1.1
5" x 7-ga x 18'	18	7	M	11	1.00	19.7	17.9	16.4	13.8	11.7	10.1	8.8	7.7	6.8
5" x 7-ga x 20'	20	7	M	11	1.00	16.5	15.0	13.7	11.5	9.8	8.4	7.3	6.3	5.6
5" x 7-ga x 22'	22	7	M	11	1.00	14.0	12.7	11.5	9.6	8.1	7.0	6.0	5.2	4.6
5" x 7-ga x 24'	24	7	M	11	1.00	11.8	10.6	9.6	8.0	6.8	5.7	4.9	4.2	3.7
5" x 7-ga x 26'	26	7	M	11	1.00	9.9	8.9	8.0	6.7	5.6	4.7	4.0	3.4	2.9
5" x 7-ga x 28'	28	7	M	11	1.00	8.3	7.4	6.7	5.4	4.5	3.7	3.1	2.7	2.3
5" x 7-ga x 30'	30	7	M	11	1.00	6.8	6.1	5.4	4.4	3.6	2.9	2.4	2.0	1.7

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:
 1- Poles shorter than those listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To confirm EPA ratings on shorter poles, contact LSI Industries.



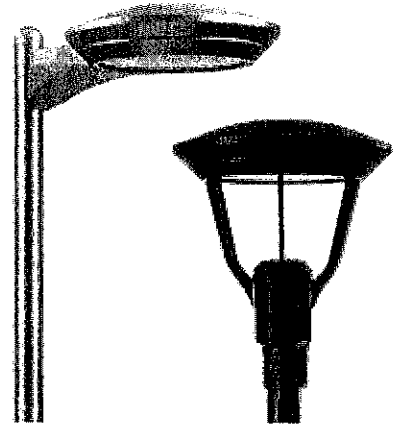


Catalog #: _____ Project: _____

Prepared By: _____ Date: _____

Enterprise (ENM4)

LED Decorative Post Top & Area Light



OVERVIEW	
Lumen Range	4,000 - 30,000
Wattage Range	39 - 228
Efficacy Range (LPW)	100 - 157
Weight lbs (kg)	64 (29)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die cast aluminum heatsink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.

- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32' 3 conductor wire harness.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app (See page 5 for more detail).

Installation

- Post top version mounts to 4" O.D. pole or tenon and secures to pole with 6 stainless steel set screws (32' wire leads provided for ease of wiring).
- Side arm version Utilizes LSI's B3 drill pattern

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750
- State of California Title 24
- Meets Buy American Act requirements
- Suitable For wet Locations
- IP65 rated Luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications



Enterprise ENM4 LED Decorative Post Top & Area Light

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: **ENM4 PT 3 LED 18L 50 UNV BLK IMSBT1**

Family	Mounting	Distribution	Light Source	Lumen Package	Color Temperature	Voltage	Finish	Option Controls	Options
ENM4 - Enterprise	PT - Post Top SA4 - Side Arm Mount for 4-5" Round Poles	2 - Type II 3 - Type III 5W - Type 5 Wide FT - Forward Throw (Type IV)	LED	5L - 5,000 Lumens 10L - 10,000 Lumens 18L - 18,000 Lumens 25L - 25,000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Stand-Alone Control (Blank) - None IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor max 25-40' mounting height	CR7P - 7-Pin Twist Lock Control Receptacle ANSI C136.41' IL - Integral Louver Shield ¹

Accessory Ordering Information

Description	Order Number	Description	Order Number
BK MPT B04 - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles	490025CLR ⁵	FK120 Single Fusing (120V)	FK120 ³
BK MPT B05 - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles	490035CLR ⁵	FK277 Single Fusing (277V)	FK277 ³
IL - Integral Louver Shield (Black only)	654939	DFK208,240 Double Fusing (208V, 240V)	DFK208, 240 ³
PC120 Photocell for use with CR7P option (120V)	159514 ^{2,4}	DFK480 Double Fusing (480V)	DFK480 ³
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)	122515 ^{2,4}	FK347 Single Fusing (347V)	FK347 ³
PC347 Photocell for use with CR7P option (347V)	122516 ^{2,4}	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller	661409
PC480 Photocell for use with CR7P option (480V)	1225180 ^{2,4}	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller	661410
WM - Post top wall mount bracket (bronze) G/F for additional finish options	356044	SA WM - Side arm wall mount bracket (bronze) G/F for additional finish options	356106
		Shorting Cap for use with CR7P option	149328

FOOTNOTES:

- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- Factory installed CR7P option required. See Options.
- Fusing must be located in hand hole of pole.
- These photocells provide Dusk/Down, on-off control only. Consult factory for alternate photocells providing additional functionality.

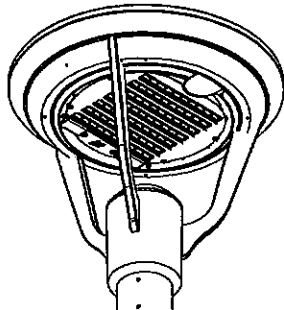
- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture
- Consists of a daylight & motion dual sensor. Field configurable via the LSI app that can be downloaded from your smartphone's native app stores. Not available CR7P.
- Not available with type 5W distribution.

Accessories/Options

Integral Louver (IL)

Optional Integral Louver available for improved back-light control without sacrificing street side performance.

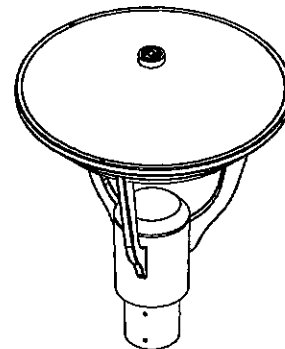
Fixture Shown with Integral Louver (IL)



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P





Enterprise ENM4 LED Decorative Post Top & Area Light

PERFORMANCE

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POST TOP - DELIVERED LUMENS*											
Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	4563	117	B2-U1-G1	5042	129	B2-U1-G1	5279	135	B2-U1-G1	39
	3	4691	120	B1-U1-G2	5184	132	B1-U1-G2	5427	139	B1-U1-G2	
	FT	4574	117	B1-U1-G2	5055	129	B1-U1-G2	5292	136	B1-U1-G2	
	5W	4595	118	B3-U1-G1	5078	130	B3-U1-G1	5316	136	B3-U1-G1	
10L	2	9089	117	B2-U2-G2	10044	130	B2-U2-G2	10515	135	B2-U2-G2	78
	3	9367	120	B2-U2-G2	10351	134	B2-U2-G2	10837	139	B2-U2-G2	
	FT	9110	117	B2-U2-G2	10067	130	B2-U2-G2	10540	135	B2-U2-G2	
	5W	9140	120	B3-U2-G2	10009	129	B3-U2-G2	10479	134	B3-U2-G2	
18L	2	16633	113	B3-U2-G3	18129	122	B3-U2-G3	18980	128	B3-U2-G3	149
	3	17098	115	B3-U2-G3	18788	126	B3-U2-G3	19670	132	B3-U2-G3	
	FT	16710	112	B3-U2-G3	18361	123	B3-U2-G3	19223	129	B3-U2-G3	
	5W	16760	112	B4-U2-G2	18416	124	B4-U2-G2	19280	129	B4-U2-G2	
25L	2	22912	102	B4-U2-G3	24993	109	B4-U2-G3	26166	115	B4-U2-G3	228
	3	23614	104	B3-U2-G3	25973	114	B3-U2-G3	27192	119	B3-U2-G3	
	FT	22805	100	B3-U2-G4	25083	110	B3-U2-G4	26260	115	B3-U2-G4	
	5W	23629	104	B5-U2-G3	25990	114	B5-U2-G3	27210	119	B5-U2-G3	

SIDE ARM - DELIVERED LUMENS*											
Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	5269	135	B2-U0-G1	5764	147	B2-U0-G1	6052	155	B2-U0-G1	39
	3	5330	137	B1-U0-G2	5830	w148	B1-U0-G2	6122	157	B1-U0-G2	
	FT	5140	132	B1-U0-G2	5623	143	B1-U0-G2	5904	151	B1-U0-G2	
	5W	5159	132	B3-U0-G1	5643	144	B3-U0-G1	5925	152	B3-U0-G1	
10L	2	10217	131	B2-U0-G2	11176	144	B2-U0-G2	11735	150	B2-U0-G2	78
	3	10640	136	B2-U0-G2	11639	150	B2-U0-G2	12221	157	B2-U0-G2	
	FT	10376	133	B2-U0-G2	11350	146	B2-U0-G2	11918	153	B2-U0-G2	
	5W	10299	133	B4-U0-G2	11183	144	B4-U0-G2	11742	151	B4-U0-G2	
18L	2	18540	124	B3-U0-G3	20281	136	B3-U0-G3	21295	143	B3-U0-G3	149
	3	18805	126	B3-U0-G3	20571	138	B3-U0-G3	21600	145	B3-U0-G3	
	FT	18590	125	B3-U0-G3	20336	136	B3-U0-G3	21353	143	B3-U0-G3	
	5W	18729	126	B4-U0-G2	20488	137	B4-U0-G2	21512	144	B4-U0-G2	
25L	2	25692	114	B4-U0-G3	28564	125	B4-U0-G3	29992	132	B4-U0-G3	228
	3	25722	113	B3-U0-G4	28959	127	B3-U0-G4	30407	133	B3-U0-G4	
	FT	25590	112	B3-U0-G4	28811	126	B3-U0-G4	30252	133	B3-U0-G4	
	5W	25777	113	B5-U0-G3	29021	127	B5-U0-G3	30472	134	B5-U0-G3	

*LEDs are frequently updated therefore values are nominal.

POST TOP AND SIDE ARM - ELECTRICAL DATA (Amps)*							
Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
5L	39	0.33	0.19	0.16	0.14	0.11	0.08
10L	78	0.65	0.38	0.33	0.28	0.22	0.16
18L	149	1.24	0.72	0.62	0.54	0.43	0.31
25L	228	1.90	1.10	0.95	0.82	0.66	0.48

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

POST TOP AND SIDE ARM - RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temp C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
0 C	99%	97%	96%	95%	94%
10 C	99%	97%	96%	95%	93%
20 C	99%	97%	95%	94%	92%
25 C	98%	97%	95%	93%	92%
30 C	98%	97%	95%	93%	92%
40 C	98%	97%	95%	93%	91%

- Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and In-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.



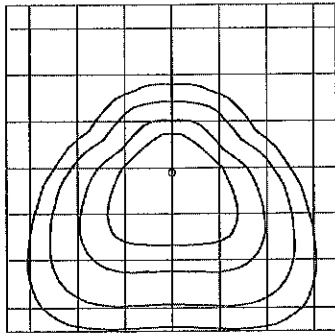
Enterprise ENM4 LED Decorative Post Top & Area Light

PHOTOMETRICS

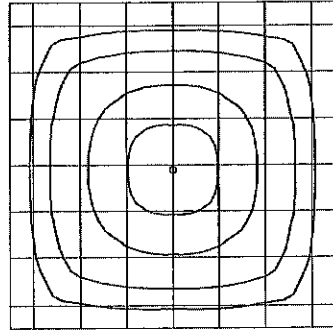
[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

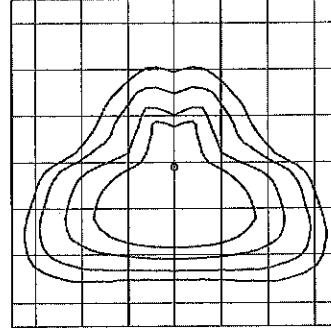
See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.



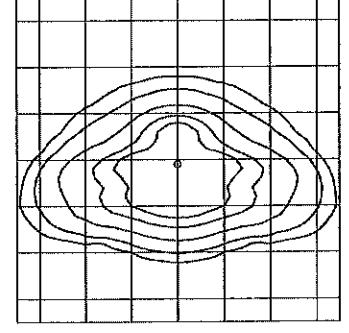
FT



5W



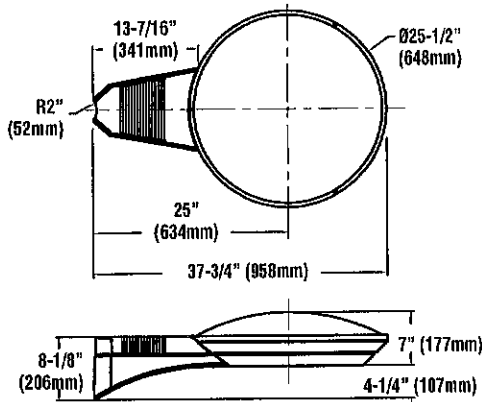
Type 3



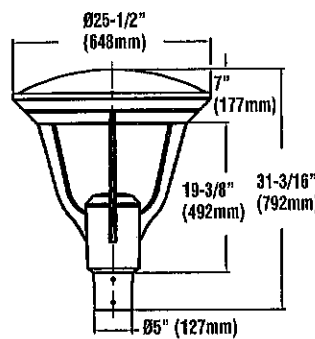
Type 2

PRODUCT DIMENSIONS

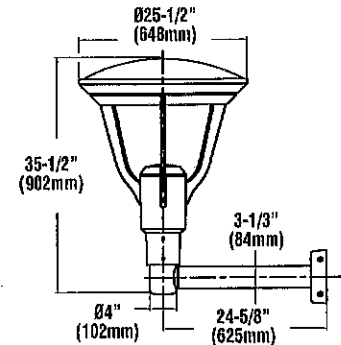
[Back to Quick Links](#)



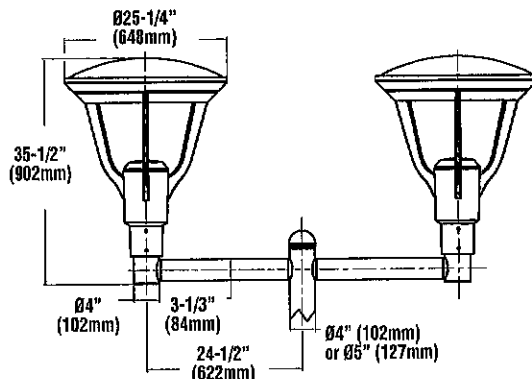
Side Arm Pole Mount
(select 3" reduced drilling pattern)



Post Top
Slipfits 4" Dia. Tenon (4N) or Pole



Post Top with WM Accessory



Post Top with BK MPT BO (x2)
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
(select 3" reduced drilling pattern)

LUMINAIRE EPA CHART - Crossover Enterprise		
MOUNTING STYLE		
■	PT Single	PT 1.0
■	PT D180° with BK MPT BO (2)	PT 2.0
■	Single	SA 1.0
■	D180°	SA 2.1
■	D90°	SA 1.8
■	T90°	SA 2.7
■	T120°	SA 2.8
■	Q90°	SA 3.5

SHIPPING WEIGHTS - Crossover Enterprise

Catalog Number	Est. Weight (kg/abs.)
ENM4 (PT or SA)	29/64





Enterprise ENM4 LED Decorative Post Top & Area Light

CONTROLS

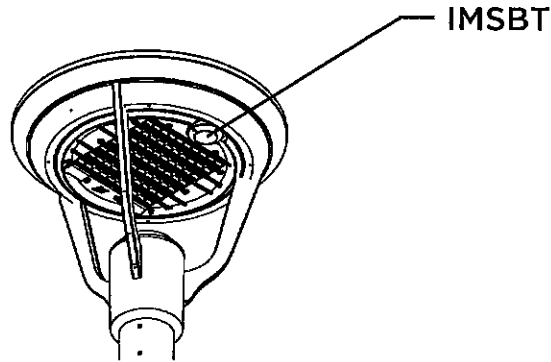
Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

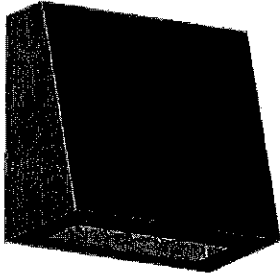
<https://www.lsi-industries.com/documents/datasheets/imsbt-specsheet.pdf>

Fixture Shown with IMSBT



ULEW-30011

Leeds 2 Medium Surface Wedge Downlight



14w LED 1660 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant
Weight 12 lbs

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Clean, beautiful, surface wall fixtures with class leading performance. Minimalist form, yet the most powerful and flexible lighting tool of its type, offering packages up to 2,400 lumens and microVos technology.

A range of small, square and rectangular, ADA compliant wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Leeds is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

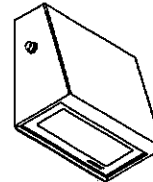
This luminaire is available in 3 different sizes and in combinations of down, up or up/down light distributions.

This fixture utilizes microVos technology, meaning the ability to do Type I,II,III,IV & V distributions as well as hybrid distributions to suit the designer's requirements.

Using the microVos optics allows for very wide spacing to mounting height ratios, while still providing perfect uniformity and code compliant light levels.

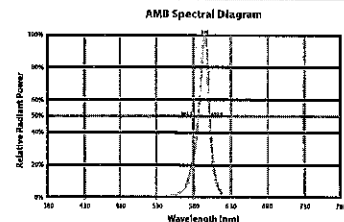
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)

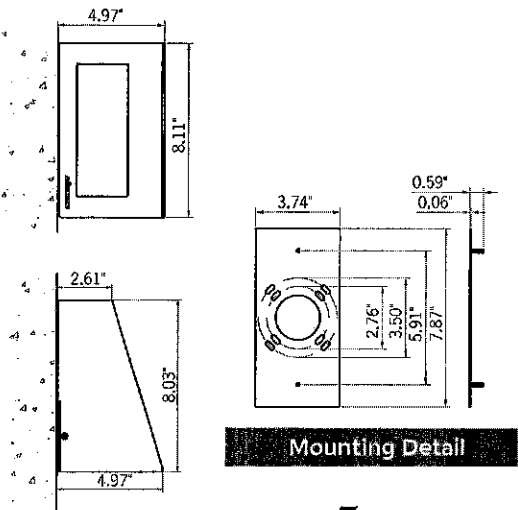


BPC
Button Photocell

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.



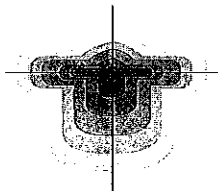
Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE V

ULEW-30011

Leeds 2 Medium Surface Wedge Downlight



PROJECT		DATE	
----------------	--	-------------	--

QUANTITY		TYPE		NOTE	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || ULEW - 30011 - 14w - T2 - W30 - 02 - 120/277v - Options

ULEW-30011					
LAMP	14w LED 1660 Lumens	BEAM	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 30° W - Wide 56° EW - Extra Wide 99°x102°	LED COLOR	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K
			FINISH COLOR		
			01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	120/277v Other - Specify	THERE IS AN ADDITIONAL COST FOR THESE FINISHES

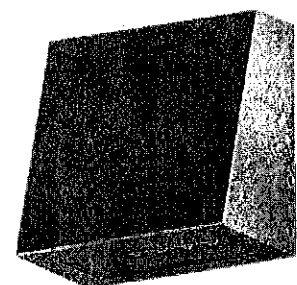
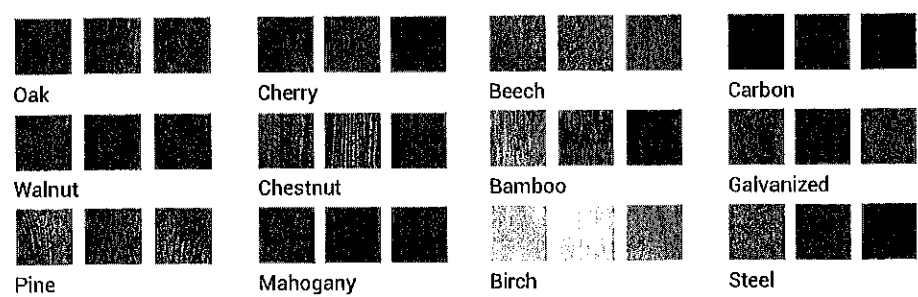
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ADDITIONAL OPTIONS

- | | |
|---------------------------------------|---|
| NAT - Natatorium Rated | 4MP - 4" Octagonal J-Box Mounting Plate |
| SCE - Surface Conduit Decorative Trim | AMB - Turtle Friendly Amber LED |
| F - Frosted Lens | BPC - Button Photocell |

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Leeds Product Family



Leeds 1 - Up/Down

• ULEE-30031-2x5.5w-2x570lm



Leeds 2 - Down

• ULEE-30001-5.5w-570lm



Leeds 3 - Up/Down

• ULEE-30041-2x34w-2x1660lm



Leeds 4 - Down

• ULEE-30011-14w-1060lm



Leeds 5 - Up/Down

• ULE-30051-2x20w-2x2422lm



Leeds 6 - Down

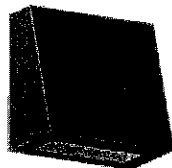
• ULEE-30021-20w-2422lm

Leeds Wedge Product Family



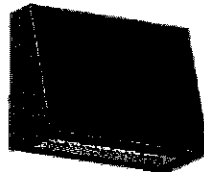
Leeds Wedge 1

• ULEW-30001-5.5w-570lm



Leeds Wedge 2

• ULEW-30011-14w-1660lm



Leeds Wedge 3

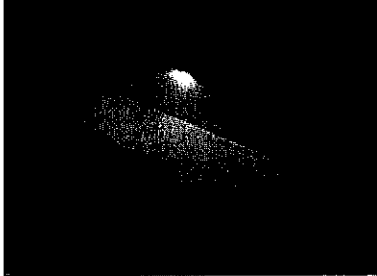
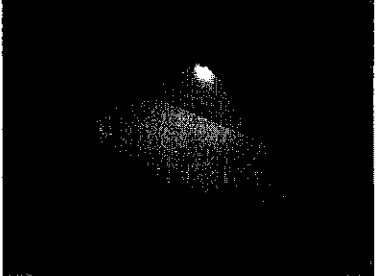
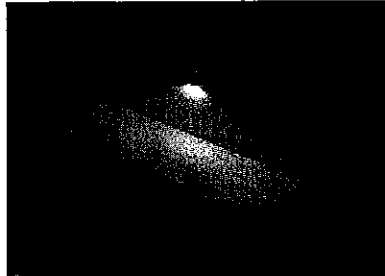
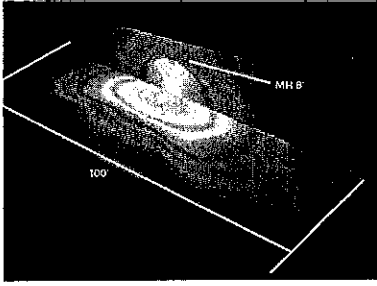
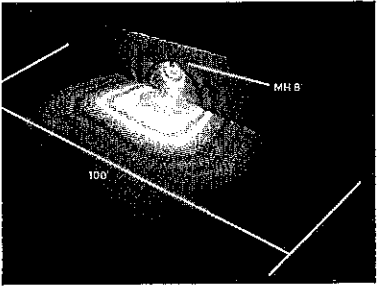
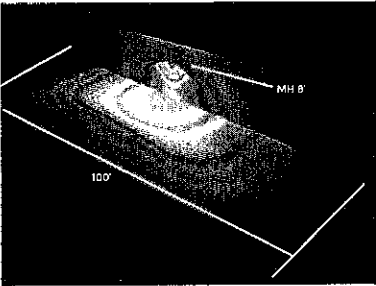
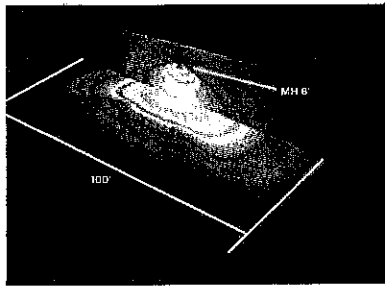
• ULEW-30021-20w-2422lm

Type II Distribution

Type III Distribution

Type IV Distribution

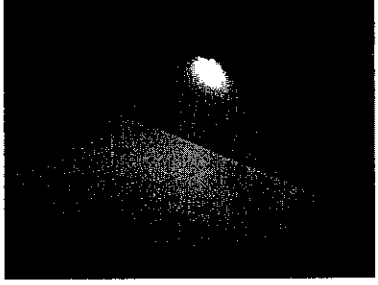
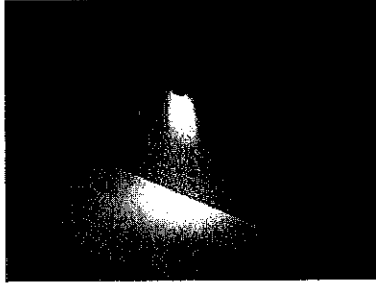
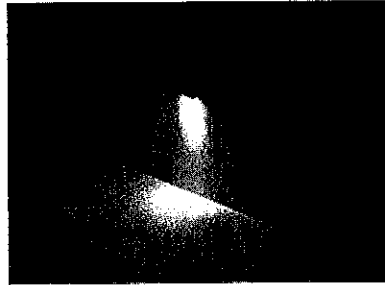
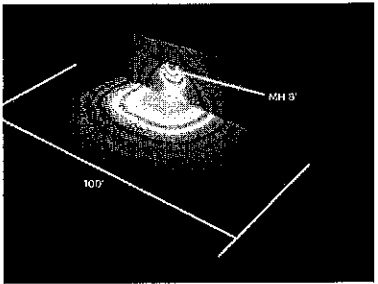
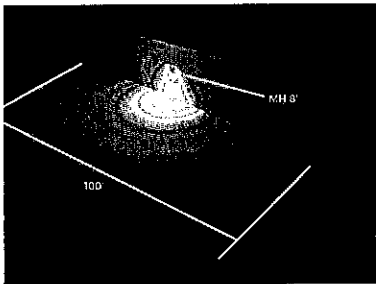
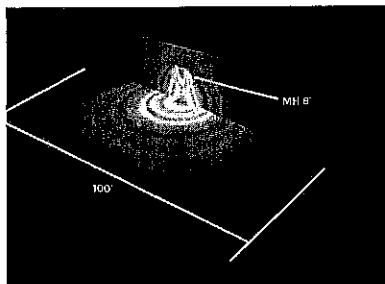
Type ME Distribution



Medium Beam - 30°

Wide Beam - 56°

Extra Wide Beam - 99° x 102°





TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Michael J. Sudak, E.I., Attar Engineering, Applicant’s Representative
 Shelly Bishop, Code Enforcement Officer
 Kim Tackett, Land Use Administrative Assistant
 Date: February 1, 2023 (report date)
 February 7, 2023 (meeting date)
 Re: PB22-20: 178 Harold L. Dow Hwy. (Map 29/Lot 20): Site Plan Amendment/Review – Commercial Buildings – Sketch Plan Review

Application Details/Checklist Documentation	
✓ Address:	178 Harold L. Dow Hwy.
✓ Map/Lot:	29/20
✓ Zoning:	Commercial/Industrial (C/I) district
✓ Shoreland Zoning:	None
✓ Owner Name:	Pathfinder Business Offices, LLC
✓ Applicant Name:	J & J’s Pathfinder, LLC; Agent: Attar Engineering
✓ Proposed Project:	Commercial Buildings
✓ Application Received by Staff:	November 1, 2022
Application Fee Paid and Date:	Not yet paid (sketch plan review)
Application Sent to Staff Reviewers:	Not yet sent
Application Heard by PB Found Complete by PB	January 24 (postponed) and February 7 (scheduled), 2023
Site Walk	TBD
Site Walk Publication	TBD
Public Hearing	TBD
Public Hearing Publication	TBD
✓ Reason for PB Review:	Site Plan Amendment, Change of Use, SPR uses

Overview

Applicants seek review and approval to construct two buildings in addition to the existing building at 178 Harold L. Dow Hwy: a 5,000-sq. ft., two-story commercial/industrial building and a 3,000 sq. ft., single-story commercial building, overall expected to have 13 employees. As noted in the 11/1/22 cover letter, “The existing commercial office facility will remain with the upper floor supporting office use while half of the basement floor supports commercial use for 3 employees and the remainder is bulk storage area associated with the professional offices on the upper floor”.

Type of review needed

Sketch plan review – as needed, ask questions of the applicant, seek more information, and comment on Town Code compliance

Use

“Commercial office” is not in the land use table (45-290). It is recommended that the applicant clarify, and PB review, one or more allowable uses in the land use table for the C/I district for which the applicant would like to obtain approval.

Right, title, and interest (33-106)

Warranty deed provided

Dimensional requirements (45-405)

Dimension	Standard	Met?
Min lot size	3 acres	Met
Lot line setbacks (ft)	50/20 or 100/100 front/side/rear (100 for lot lines abutting existing residential use)	Appears to be met
Building height (ft)	55	Likely met as new proposed buildings are one and two stories, respectively. To be confirmed at full Site Plan Review.
Lot coverage	50%	Met. See Sketch Plan Note 5.
Min street frontage (ft)	300	Met. ~327 ft.
Max sign area (sf)	Max. 50 sf for wall-mounted, 100 sf for common freestanding	TBD. Property has existing sign along Route 236.
Building separation (C/I district)	Min. 20 ft. for multiple principal structures on a single lot	Visually appears to be met between proposed buildings and existing building. Distance should be confirmed via a plan notation for proposed front building.

Stormwater

Per Sketch Plan Note 7, additional impervious area of 11,653 sq. ft. would be created by the development. A stormwater/drainage plan will be required at full Site Plan Review. Due to the total disturbed area of the site (>1 acre), a Ch. 35 post-construction stormwater maintenance agreement would be anticipated if the application is approved. The site currently has a pond connected to drainage swales along the Route 236 frontage and a drainage easement in the rear of the site.

Parking

Parking calculations are shown in Sketch Plan Note 6. The calculation notes that 40 spaces are required and 60 are provided. A loading bay appears to be shown in the rear of the existing building. Parking/loading area dimensions and circulation should be more clearly shown at the full Site Plan Review stage. Parking calculations may need to be modified upon clarification of the proposed uses.

Traffic (45-406)

The site is served by a driveway from Route 23,6 proposed to be widened to 30 ft. in width. This widening from the existing width of the driveway appears to address the 15-20 ft. per lane requirement for vehicle entry/egress lanes in 45-406. The site also appears to be accessible via an auxiliary gravel drive and associated access easement across the neighboring property (Map 29, Lot 37) leading from Beech Rd.

Wetlands

The site does not have shoreland zoning, but has a small apparent wetland area (<10 acres) along the frontage, where the pond and evident wetland vegetation are located. The proposed development appears to avoid alteration of this area, but this could be further confirmed during full Site Plan Review.

Water and sewer

A public water main exists along this portion of Route 236. A private well is also shown in the sketch plan in front of the existing building.

The 11/1/22 cover letter states: “The proposed buildings are to be placed on a septic holding tank until such time that they may be connected to town sewer.” The Town’s Route 236 Water-Sewer Project, which will extend a sewer main along this part of Route 236, is under construction and anticipated to be substantially complete in 2024. The site is in the Route 236 Tax Increment Financing (TIF) district.

* * *

Respectfully submitted,

Jeff Brubaker, AICP
Town Planner

PB22-21: 0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000: Village at Great Brook –
Amendment to an Existing Subdivision Plan (43 lots)



TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Kenneth A. Wood, PE, Attar Engineering, Applicant's Representative
 Sandra L. Guay, Esq., Archipelago, Applicant's Representative
 Shelly Bishop, Code Enforcement Officer
 Date: February 1, 2023 (report date)
 February 7, 2023 (meeting date)
 Re: PB22-21: 0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000: Village at Great Brook –
 Amendment to an Existing Subdivision Plan (43 lots)

Application Details/Checklist Documentation	
Address	0 Bolt Hill Rd.
Map/Lot	17/29
PB Case#	22-21
Zoning District(s)	Commercial/Industrial
Shoreland Zoning District(s)	Limited Residential
Property Owner(s)	Village on Great Brook, LLC
Applicant Name(s)	Equity Alliance c/o Chad Fitton; Village on Great Brook, LLC; agents: Attar Engineering, Archipelago Law (legal counsel)
Proposed Project	Subdivision amendment
Amendment application	
✓ Application Received by Staff	October 17, 2022
✓ Application Fee Paid and Date	\$8,600 October 17, 2022
✓ Application Sent to Staff Reviewers	October 25, 2022
✓ Application Reviewed By PB	November 15 and December 13 (review postponed at applicant's request), 2022; January 24 (postponed due to weather) and February 7 (scheduled), 2023
Site Walk	TBD
Site Walk Publication	TBD

Supplement to January 24 meeting report

Following are some key topics and outstanding items I believe are important to cover for this review.

Setbacks for Units 41-44

The proposed new lot line reserving the remaining land to be retained by the owner (for brevity, hereinafter the “Land Retained by Owner” or LRO) is closer than the typical 30 ft. rear setback, measured from Units 41-44. The line should be revised to ensure a minimum 30 ft. setback for these units.

Setbacks for potential future development of LRO

As has been discussed during this review, if the subdivision amendment is approved, the LRO could be proposed for development consistent with the C/I district zoning. If a commercial use is proposed, it would need to meet a 100 ft. side/rear setback from the existing VGB residential use. If the PB finds that additional distance from possible commercial buildings is warranted to mitigate potential impacts on the adjacent residential uses, it could entertain a condition to that effect, such as a deed restriction on the LRO lot requiring a setback distance greater than 100 ft. for any commercial building.

Additional considerations for buffering along and near the proposed lot line:

- The PB can require a tree buffer with shade trees or the provision of an easement to the Town where the Town could establish a similar buffer [41-215(b)]
- The PB can require a reservation of parks/recreation land [41-256]
- Subdivisions must mitigate “the possibility of noise pollution either from within or without the development (from highway or industrial sources) by providing a green strip at least 30 feet wide or other buffer between abutting properties that are so endangered” [41-222(b)]

Waivers of street standards in Ch. 37

Recall that any needed waivers of street standards in Ch. 37 “require a concurring vote of at least four planning board members” after the applicant submits justifying documentation and receives approval from the road commissioner, police chief, and fire chief. [37-57(2)]

Right-of-way (ROW) width for Village Dr./Quail Ln.

My 1/24 staff report deemed this “Unclear if met”, and the 1/24 letter from the applicant in your packet responds by stating: “The development was designed and approved as an Elderly Multi-Family development – all dwelling units are located on one parcel and a ROW is not required. Village Drive and Pheasant Lane are considered “roads” under Section 1-2 of Eliot’s Zoning Ordinance as opposed to a “street”. Hence typical setbacks do not apply. This is consistent with the 2007 approval and is typical of other multi-family developments approved in Eliot and other towns.’

A waiver was granted as part of the 2007 plan to allow a relaxed minimum ROW width of 50 ft. for the “Loop Road (Rte. 236-Bolt Hill)”. The reason this relaxed standard is “unclear if met” is because the LRO portion of Village Dr./Quail Ln. does not show a ROW width. This is proposed as the

second access/egress (emergency, gated with Knox Box) for the VGB residences. A second access is required by 41-221(b)(6) and 37-69(e). A designated ROW would ensure that this access/egress would continue to be available to VGB residents if/when the LRO is developed.

In my opinion, this question could be addressed in one of at least two ways:

1. A new waiver is granted by at least four concurring PB members relieving the applicant of the 50 ft. ROW standard.
2. A commitment is established in the amended subdivision plan (e.g. with a revision to the plan, condition of approval, etc.) that when the LRO portion is developed, a min. 50 ft. ROW width for Village Dr./Quail Ln. be reserved.

Traveled way and shoulder width for Village Dr./Quail Ln.

My 1/24 staff report deemed these traveled way and shoulder width standards “Unclear if met”. The 1/24 applicant letter refers to the road’s design as 16 ft. wide gravel emergency access, noting that the road has been approved by the Fire Chief. Waivers were granted as part of the 2007 plan to allow a relaxed minimum traveled way width of 20 ft. and relaxed minimum shoulder width of 3 ft. for the “Loop Road (Rte. 236-Bolt Hill)”. The proposed 16 ft. width and unclear shoulder width do not meet this standard.

In my opinion, this question could be addressed in one of at least two ways:

1. New waivers could be granted by at least four concurring PB members relieving the applicant of the 20 ft. traveled way width and 3 ft. shoulder width standards.
2. A commitment is established in the amended subdivision plan (e.g. with a revision to the plan, condition of approval, etc.) that when the LRO portion is developed, Village Dr./Quail Ln. be widened to have a min. 20 ft. traveled way width and min. 3 ft. shoulder width, and that until such time, a min. 16 ft. traveled way width be maintained for emergency access/egress.

Pheasant Ln. cul-de-sac dimensions

Note the applicant’s response in their 1/24 letter. No further comments currently.

Section 37-71 Street Construction Standards

My staff report indicated it was unclear if these standards (pavement thickness, base course and subbase course thickness, etc.) were met for the built-out portion of Village Dr. Note the applicant’s response in their 1/24 letter. I am trying to locate documentation referenced by the applicant of prior Town Public Works Department inspection of the subdivision roads, or any other documentation conveying that the built-out road segments meet 37-71 standards.

Side slope standards

Note the applicant’s 1/24 response. This addresses the built-out segments of the subdivision roads but not the LRO portion of Village Dr./Quail Ln. That portion will need to meet the “no steeper than 3:1” side slope standard, unless it is waived by a concurring vote of four PB members.

Reservation of future ROW to adjacent undeveloped parcel

41-221(b)(5) states that the PB “may require that a subdivider reserve sufficient land for future rights-of-way where a proposed subdivision abuts undeveloped property.”

I have spoken with the Town Attorney and he confirmed this is a reasonable standard, noting that it is within the PB to require this, or not. In input to me, the northern abutting property owner (Map 23, Lot 8) has expressed interest in a ROW in this area to allow access to uplands on this large property that is otherwise characterized by wetlands.

I recommend that a requirement/condition something like the following be considered: A future right-of-way shall be reserved connecting Quail Ln. to the upland portion of the abutting lot designated as Map 23, Lot 8 on Town tax maps.

Buildability of the LRO parcel, street frontage, and Quail Ln. design standards

The Town Attorney also noted that in order to be buildable, the LRO parcel must meet street frontage standards. The standard for the C/I district is 300 ft. This means that the front lot line must, for at least 300 ft., abut “a town way or a private way meeting the minimum standards of a town street.” This would suggest that Village Dr. (extension)/Quail Ln. would need to be brought up to town standards for the lot to be buildable, unless a variance were obtained. This is also compelled by the 2nd-access standards noted above. All indications point towards the importance of this subdivision amendment incorporating a fully-to-standard Village Dr. (extension)/Quail Ln., excepting the waivers already obtained or newly granted.

Performance guarantee

In my understanding, the applicant is amenable to a performance guarantee for the site improvements and maintaining the Village Dr./Quail Ln. emergency access, and that a statement regarding the type of performance guarantee [33-132(b)] is forthcoming from the applicant.



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

Jeffery Brubaker, AICP, Town Planner
Planning Board Members
Town of Eliot, Maine
1333 State Road
Eliot, Maine 03903

January 24, 2023
Project No. C173-23

**RE: Amendment to an Existing Subdivision Plan
The Village at Great Brook (Tax Map 17, Lot 29)
Bolt Hill Road, Eliot, Maine**

Dear Mr. Brubaker & Board Members:

Please consider the following waiver requests and responses for the referenced project; It is important to note that during construction of the roads and utilities, the site excavating contractors (William Cullen/MD Murphy, Randy Spinney and Unit Construction) all were in constant contact with the responsible municipal departments for inspections of the road, sewer (Director of Public Works – Eliot) and water (Kittery Water District) systems.

1) Section 37-70 Street Design Standards – ROW Width 60' (CI), 50' (Collector).

Rationale: The development was designed and approved as an Elderly Multi-Family development – all dwelling units are located on one parcel and a ROW is not required. Village Drive and Pheasant Lane are considered “roads” under Section 1-2 of Eliot’s Zoning Ordinance as opposed to a “street”. Hence typical setbacks do not apply. This is consistent with the 2007 approval and is typical of other multi-family developments approved in Eliot and other towns.

2) Section 37-70 Street Design Standards – Traveled Way and Shoulders, 16' road section to RTE 236.

Rationale: This section of road, from the intersection of Village Green/Pheasant Lane to Harold Dow Highway, Rte. 236 is proposed as a 16' side gravel emergency access drive with Knox Box gates at both ends. The road, which will be maintained by the Owner, has been reviewed and approved by the Town’s Fire Chief.

3) Section 37-70 Street Design Standards – Cul-de-sac radii and snow storage, 30'/40'/65'/70'.

Response: A waiver is not required for this item. The Cul-de-sac has been designed and constructed with a 40' inner pavement radius and a 65' outer pavement radius, meeting the standard. As noted, there is no ROW so there is no 70' property line radius. Snow will not be stored within the center of the cul-de-sac due to the water quality treatment pond in the center. This was also shown on the approved 2007 plan.

4) Section 37-71 Street Construction Standards – Aggregate subbase and base courses 15", 6".

Response: A waiver is not required for this item. Village Drive and Pheasant Lane were designed and constructed to the Collector Streets standards, as shown in the cross-section on the Details Plan, Sheet 9 of the approved plans. The roads were also

inspected by the Town's Public Works Director, Joel Moulton, at the time of construction. An email is attached demonstrating that Mr. Moulton requested the plans.

5) Section 37-74 Street Side slope Standards – 3:1.

Response: A waiver is not required for this item. Side slopes are also shown in the cross-section and are no steeper than 3:1 with the minor exception of areas directly adjacent to a driveway culvert.

6) Section 41-213/45-411 Stormwater Management – Storage of Materials.

Response: A waiver is not required for this item. No exterior storage of fuel, raw material, products and waste collection is proposed for the constructed development. The exception may be trash receptacles on the day of curbside pick-up. As noted in our application all residential trash is picked up by Dorado Services.

Regarding the need for any additional Maine DEP permits – Joel Kahn, the project's representative; Alison Sirois, MDEP's Southern Maine Land Bureau Regional Land Manager, Aubrey Strauss, MDEP Stormwater Engineer and I met for a Pre-Application meeting on August 8, 2019 to review the project and the portions of the development constructed to date. At the meeting MDEP concluded that a Minor Revision was needed for the dwelling units in Phases II and III that differed in location from the approved plans. MDEP issued permit L-23147-26-H-M on March 19, 2020. This approval reflected all substantive changes to the 2007 approved plans, as determined by MDEP, including the locations of all dwellings and the overall stormwater management plan. The Town of Eliot's Code Enforcement Office also refrained from issuing any building permits on the units noted in the Minor Revision Application until the application was approved and the permit issued.

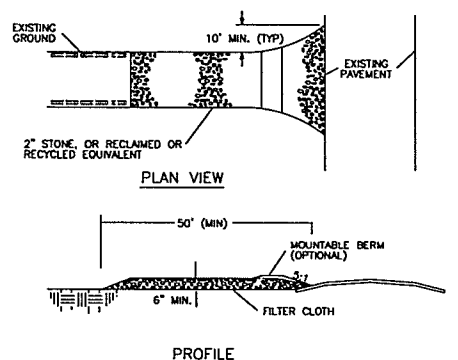
Hopefully, I've provided responses to your questions. We look forward to further discussion with the board at their next available meeting.

Thank you for the consideration.

Sincerely;

Kenneth A. Wood

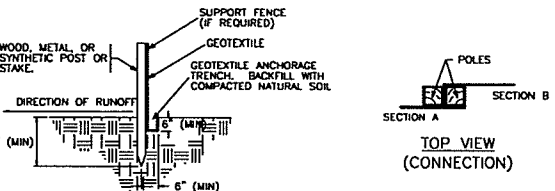
Kenneth A. Wood, P.E.
President



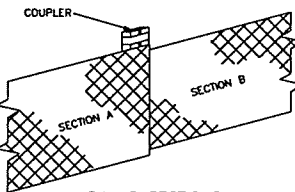
NOTES

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

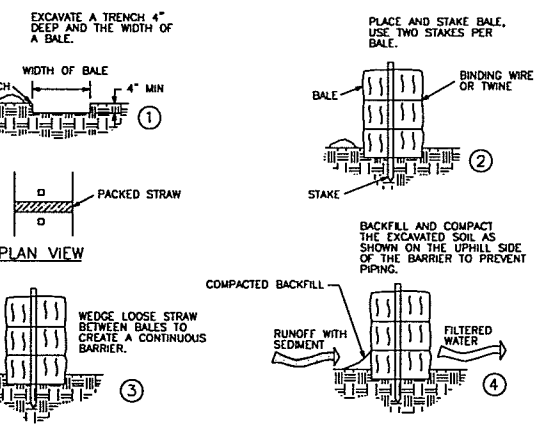


TOE - IN METHOD



JOINING SECTIONS

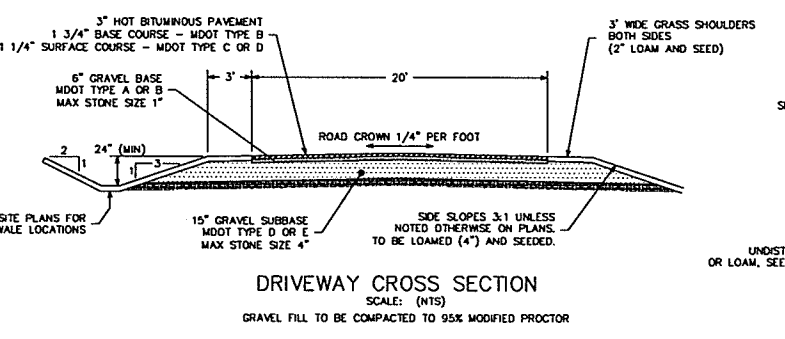
TEMPORARY SILT FENCE - NTS



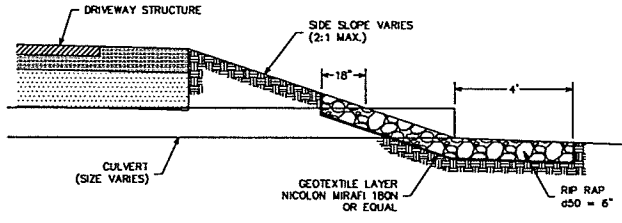
NOTES

1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.
2. PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.
3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

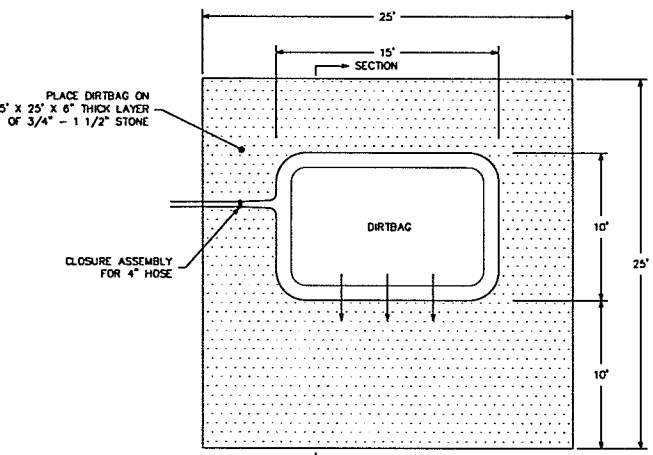
HAY BALE BARRIER (NTS)



DRIVEWAY CROSS SECTION
SCALE: (NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

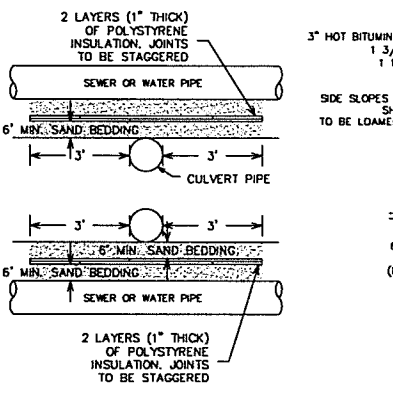


CULVERT INLET/OUTLET PROTECTION DETAIL (NTS)

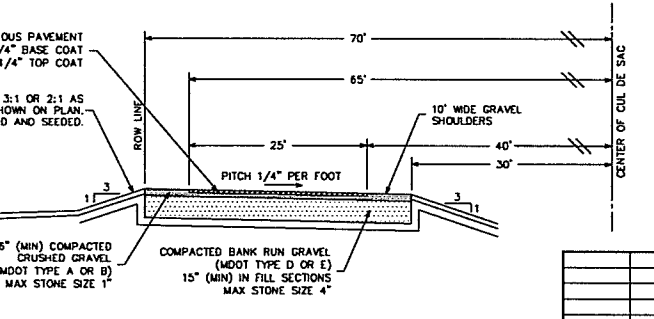


PLAN

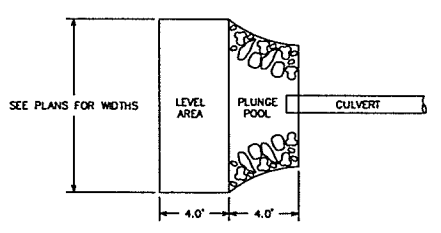
DIRTBAG FILTRATION DETAIL FOR PUMPED DISCHARGE (NTS)



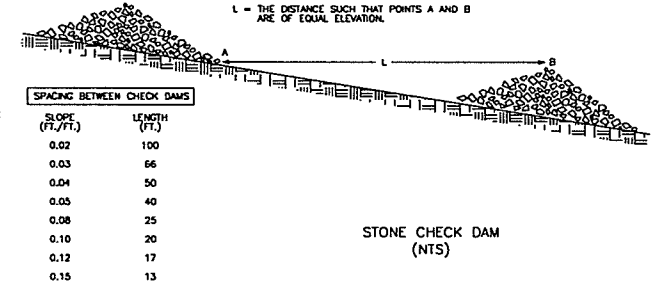
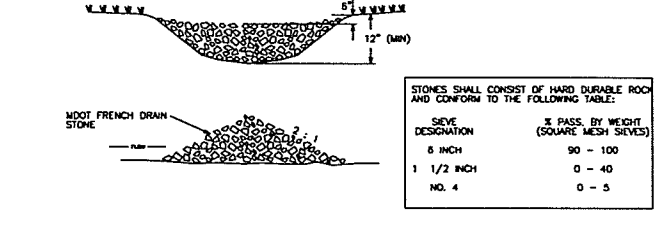
CULVERT CROSSING DETAIL (NTS)



CUL-DE-SAC CROSS SECTION (NTS)



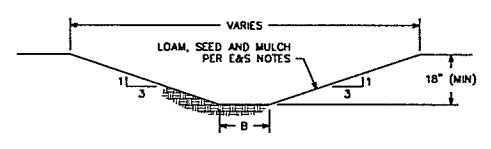
PLUNGE POOL / LEVEL SPREADER (NTS)



STONE CHECK DAM (NTS)

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
4. ALL LAWN AREA SHALL BE PERMANENTLY SEEDING WITH THE FOLLOWING MIXTURE: 20 LB/ACRE KENTUCKY BLUEGRASS, 20 LB/ACRE CREEPING RED FESCUE AND 5 LB/ACRE PERENNIAL RYE GRASS FOR A TOTAL OF 45 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K20) AT 800 LB/ACRE AND LIME AT 5 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
5. ALL DRAINAGE SWALES, POND EMBANKMENTS AND CROSSING EMBANKMENTS SHALL BE SEEDING WITH A MIXTURE OF CREEPING RED FESCUE, REDTOP AND TALL FESCUE. THE MIXTURE SHALL CONTAIN 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
8. ALL SEEDING AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDING AREA.
9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.
10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.



VEGETATED SWALE DETAIL

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.

SITE DETAILS
VILLAGES ON GREAT BROOK
BOLT HILL ROAD, ELIOT, MAINE

FOR: BOLT HILL ASSOCIATES, LLC
P.O. BOX 4608
PORTSMOUTH, NH 03803

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
NOT TO SCALE	EAB	EAB
DATE:		REVISION : DATE
4/4/06		A: 06/27/06
JOB NO: C007-06	CAD FILE: BOLT HILL DTL	SHEET 9 OF

NO.	DESCRIPTION	DATE
A	ADDED CULVERT CROSSING	8/27/06
	REVISIONS	

VILLAGES DETAIL SH9.