



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, AUGUST 25, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81717501797?pwd=hRUzP0Pm4whHISrSQ5PHHFcn5frPJ3.1>

Meeting ID:

817 1750 1797

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - July 28, 2025
5. Receipt of New Applications
 - a. Application #440 - Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Charlie Talmadge, applicant.
6. Staff Reports
 - a. Subdivision Status Report - August 2025
7. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, September 22, 2025.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JULY 28, 2025
DRAFT MINUTES**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus		X
	Christopher Nardi	X (Zoom)	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X (Zoom)	
	Kiana Small	X	
	Greg Klimek	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	William Stango, P.E., City Engineer	X	

1. Call to Order

Chairman Veits called the meeting to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, August 25, 2025.

Chairman Veits designated Commissioner Chris Nardi as the acting secretary and Commissioner Greg Klimek as a regular voting member for the meeting with the absence of Commissioner Tracey Bacchus.

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Approval of Minutes

a. Regular Meeting - June 23, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Pose, Soares with alternate Commissioners Klimek to vote on the June 23, 2025, minutes.

MOTION: Move to approve the minutes of the June 23, 2025, regular meeting.

By: Pose

Seconded: Soares

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

5. Zoning Commission Referrals

- a. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.

Chairman Veits designated himself, regular Commissioners Nardi, Pose, Soares with alternate Commissioner Klimek to vote on Application #2536.

Mr. Hayden introduced himself and stated he did not have any ex-parte communications related to the proposed amendment. He is seeking a positive referral for a potential revision to the regulations for temporary structures. His intent was to create a regulation that would allow for these types of structures for different storage needs. He researched surrounding communities to explore their regulations. This proposal originated with an enforcement action without him realizing the temporary structure in his particular case was prohibited.

He did not realize this was against the rules and felt this was a case of selective enforcement due to another resident who he felt had singled him out for enforcement action. He felt this regulation was needed for other residents in Town who have these types of temporary structures already and this in his opinion would help to solve the perceived problem throughout the City. He explained that the blight ordinance would still uphold enforcement of unsightly structures. The proposed language was Mr. Hayden's draft language but he was open to re-working them.

Commissioner Pose inquired about the current requirements for these structures.

Staff read the current regulations:

"Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited."

Commissioner Pose clarified with staff that currently these structures are not allowed.

Staff reviewed the proposed amendment and stated this proposed regulation amendment would allow it and put some parameters on where it can be placed and the overall condition.

A discussion ensued to clarify where it could be placed. The structure would not be allowed within a setback area or anywhere in front of the of the home.

Commissioner Pose asked if there was a photo of Mr. Hayden's temporary structure. A photo was shown. Commissioner Pose noted that it was not in good condition or example.

Staff read into the record a letter from resident Ken Cockayne regrading his opposition to the proposed amendment.

Commissioner Klimek asked what would happen if someone had an unsightly temporary structure in the backyard.

Mr. Hayden replied that is where the blight ordinance would come into play. He felt Mr. Cockayne was complaining about him in unfair. He reviewed that many homes have these existing structures already and felt this was a personal vengeance. His position was the City should not be selectively applying the rules and that his application was reasonable.

Commissioner Klimek clarified with Mr. Hayden that the Zoning Enforcement Officer did come out to look and deemed it not in compliance. Mr. Hayden ended his presentation by stating that he was trying to solve a larger problem.

The City Planner clarified that the ZEO would not begin fines until after the proposed amendment had been completed. The ZEO can conduct inspections of other properties but enforcement is complaint driven. He had about 8 of these type of complaints in 8 months. Assistant City Planner Armstrong stated that in his old position with the Town of Newington, temporary structures were prohibited. The City Planner stated that staff was generally not supportive of this amendment.

MOTION: Move make a motion to send a **negative referral** to the Zoning Commission for: Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures

The Planning Commission finds that the referral, as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose

Seconded: Klimek

For: Nardi, Klimek, Pose, Soares and Veits.
Against: None.
Abstain: None.

A negative referral will be sent to the Zoning Commission.

6. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Map 28, Lot 11 - 86 Divinity Street

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral for Map 28, Lot 11 - 86 Divinity Street.

Staff reviewed the subject property which currently has no home on it. The property was obtained through a foreclosure. A discussion ensued about if the lot was buildable. Mr. Flanagan stated it was a lot of record and if it did require a Variance, it would have staff support.

MOTION: Make a motion to send a **positive referral** to the City Council for the C.G.S. 8-24 referral for: 86 Divinity Street – Map 28, Lot 11.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, **is generally consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares

Seconded: Klimek

For: Nardi, Klimek, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for a positive referral.

- b. C.G.S. 8-24 Referral:
Map 21, Lot 420-1A/420-1 - Burlington Avenue

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral for Map 21, Lot 420-1A/420-1 - Burlington Avenue.

Staff reviewed the property at Burlington Avenue. He read an email from Corporation counsel Jeffrey Steeg, which stated this lot did not ever appear to have been open space. Staff also outlined the access to the site and a potential abutting property owner may be interested in purchasing. The lot was also obtained through tax foreclosure.

MOTION: Move to send a **positive referral** to the City Council for the C.G.S. 8-24 referral for: Burlington Avenue – Map 21, Lot 420-1A/420.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, **is generally consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Klimek

Seconded: Soares

For: Nardi, Klimek, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

7. New Business
No new business.

8. Old Business

- a. Application #439 - Site Plan for ground-mounted solar panels at 40 Arlington Street; Assessor's Map 21, Lot 228; R-10 (Single-Family Residential) zone; Gary Rochester, applicant - APPLICATION CONTINUED FROM JUNE 23, 2025.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose Soares with alternate Commissioners Rasmussen-Tuller, Small and Klimek to vote on Application #439.

Mr. Armstrong summarized the staff comments regarding contours and base. Mr. Armstrong asked the applicant, Mr. Rochester what his response regarding future paving indicated. Mr. Rochester indicated there is gravel stone and he has been cutting back weeds. Mr. Armstrong asked if the paving was on the plan. The applicant indicated he plans to do future paving.

City Engineer, Mr. William Stango reviewed the lone engineering comment. He requested more information from the applicant about plans for future paving which may require water quality structures that may be required for an increase in impervious area in order to comply with MS4 requirements.

Mr. Armstrong reviewed the remaining comments and indicated at the building permit stage the applicant would have to meet other safety related building requirements. Staff would suggest screening if appropriate. It was confirmed the existing fire pit would be removed.

MOTION: Move to approve the review of Application #439 to the July 28, 2025, Regular Meeting of the Planning Commission.

By: Klimek

Seconded: Soares

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

9. Staff Reports

- a. Subdivision Status Report
July 2025

Staff reviewed the subdivision status report including: Bristol Crossing was granted an extension for Phase 3 until June 25, 2027.

10. Adjournment

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on the adjournment.

Motion was made by Commissioner Klimek to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:52 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Andrew Armstrong

William Veits
Chairman
City Planning Commission

App. #440

Crown Estates, LLC
Wolcott Street and
Old Wolcott Rd.

Multi-Family
Development:
30 units

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

For Office Use Only	
APPLICATION NO.	<u>440</u>
DATE FILED:	<u>8-13-25</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Residential Multi-Family Development (30 Units), a ☒ permitted use [] Special Permit use
under Section(s) _____ Article II, Section 4.1 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: Wolcott Street and Old Wolcott Road

Assessor's Map No.: 7 Assessor's Lot No.(s): 45

Zone of the Property: A Size of the Property (in acres or square feet): 3.89 Acres

Does this application involve an activity regulated by the Inland Wetlands Agency? [] yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [] yes, on _____ [] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Crown Estates LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

Signature:  Signature – (Printed/Typed) Charlie Talmadge

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) *plus* \$50 per dwelling unit *plus* \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 440

Address or location of property: _____ Wolcott Street and Old Wolcott Road

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies

FROM: Lori Mathieu, Public Health Branch Chief, EHDW *Lori J. Mathieu '21*

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: [DPH Project Notification Form](#) and the mapping application is available at: [DPH Project Notification Form Mapping Application](#).

To review the entire Public Act 21-121 please see the following link:
<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

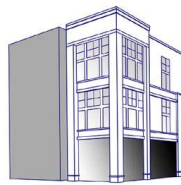
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer



Applicant's Narrative



Project Narrative

Project Title: Crown Estates

General Information

Project Name: Crown Estates Project Location: Map 7 Lot 45 Old Wolcott Road Zone: A Project Type: Multi-Family Date Submitted: August 13, 2025 Variances Required: No Wetlands Approval Required: No Special Permit Required: No Site Plan Approval Required: Yes	Developer: Crown Estates LLC Site Engineer: Robert Green Associates LLC Architectural Design: Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC Lighting Design: Lighting Affiliates LLC Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy Furey
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Project Overview

Crown Estates LLC is seeking approval for a 30 Unit Multi-Family Development (density as of right) on a 3.89 Acre Parcel located immediately to the west of the existing Southridge Condominiums. This development proposal follows application # 2498, application for the change of zone from R-15 (Single Family) to A (Multi-Family) which was approved September 16, 2024. Following the approval of application #2498, the four parcels subject to that application were merged into a single parcel known as Lot 45. (Merger effective May 22, 2025)

At the time of the Zone Change application the applicant presented a Concept Plan illustrating the development potential for 30-unit multi-family development containing 3 structures and the associated parking. Through the evolution of site engineering, including the development of low impact stormwater management features, the dwelling units have been consolidated into 2 buildings, lessening the overall impact on the site.

Due to the nature of the site and the manner in which the excavation work will need to be done the applicant is not proposing a phased development, however, it is likely that building 1 will be completed and occupied prior to the completion of building 2. Development is slated to begin in the Spring of 2026 and be completed within 18 months

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

Applicant's Stormwater Report

Hyperlink for Stormwater Report:

https://www.bristolct.gov/DocumentCenter/View/49816/2025_07_02_Report

SUPPORTING DOCUMENTS

CROWN ESTATES

WOLCOTT STREET

BRISTOL, CONNECTICUT

July 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786


Joseph M. Green P.E.
Reg. No. 0026292

Applicant's Traffic Statement

July 9, 2024

Development Planning Solutions, LLC
225 North Main Street, Suite 207
Bristol, CT 06010

Attn: Mr. Charlie Talmadge

**RE: Traffic Impact Statement
Crown Estates Residential
Wolcott Street
Bristol, CT
Our File: 24036**

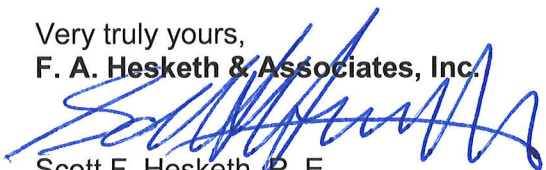
Dear Mr. Talmadge:

Subsequent to the preparation of the traffic Impact Statement that we provided to you on May 10, 2024, the ConnDOT has completed new traffic volume counts on Route 69 northeast of Wolcott Street. The counts were conducted between April 17 and April 19, 2024, but have just been posted on the website for public use.

Attached are copies of the September 2021 and April 2024 counts for review. The 2024 counts show a lower Average daily traffic volume, and lower morning and afternoon peak hour volumes as well. Therefore, the analysis and opinions contained in that report remain valid.

We appreciate the opportunity to provide this information to you. If you require any additional information, please do not hesitate to contact our office.

Very truly yours,
F. A. Hesketh & Associates, Inc.



Scott F. Hesketh, P. E.
Manager of Transportation Engineering

cc: Atty. Tim Furey - Furey, Donovan

T:\24136\Traffic.2024.07.09.docx

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	14-Sep-21 Tuesday			15-Sep-21 Wednesday			16-Sep-21 Thursday			17-Sep-21 Friday		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00				21	28	49	23	34	57	26	35	61
1:00				18	14	32	14	12	26	28	16	44
2:00				15	15	30	15	15	30	13	18	31
3:00				18	16	34	16	10	26	19	16	35
4:00				68	30	98	53	23	76	75	21	96
5:00				175	55	230	158	57	215	156	57	213
6:00				444	165	609	414	141	555	402	138	540
7:00				631	215	846	652	215	867	642	222	864
8:00				458	271	729	444	242	686	427	249	676
9:00				343	238	581	340	237	577	350	274	624
10:00	310	245	555	310	257	567	310	252	562	339	273	612
11:00	296	274	570	319	273	592	282	266	548			
12:00	305	301	606	366	305	671	363	306	669			
1:00	342	337	679	435	305	740	330	290	620			
2:00	409	347	756	359	327	686	414	349	763			
3:00	425	458	883	422	494	916	408	465	873			
4:00	411	561	972	394	541	935	460	578	1038			
5:00	457	506	963	459	536	995	443	528	971			
6:00	360	422	782	365	458	823	341	438	779			
7:00	239	333	572	289	324	613	240	343	583			
8:00	161	225	386	210	245	455	181	240	421			
9:00	96	165	261	104	183	287	125	143	268			
10:00	67	93	160	89	97	186	77	103	180			
11:00	42	70	112	39	67	106	55	67	122			
Total	3920	4337	8257	6351	5459	11810	6158	5354	11512	2477	1319	3796
2021 ADT for Station 333 in Bristol, CT = 11,100												

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	17-Apr-24 Wednesday			18-Apr-24 Thursday			19-Apr-24 Friday		
	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>
12:00				26	36	62	21	45	66
1:00				19	18	37	26	19	45
2:00				15	14	29	15	7	22
3:00				23	17	40	18	10	28
4:00				59	29	88	56	28	84
5:00				174	61	235	165	75	240
6:00				404	176	580	436	133	569
7:00				665	188	853	584	195	779
8:00				489	261	750			
9:00				311	222	533			
10:00				232	216	448			
11:00				275	249	524			
12:00				329	294	623			
1:00	399	329	728	341	265	606			
2:00	365	383	748	405	356	761			
3:00	394	513	907	357	483	840			
4:00	433	588	1021	426	587	1013			
5:00	432	527	959	393	504	897			
6:00	335	409	744	323	357	680			
7:00	210	320	530	202	338	540			
8:00	179	258	437	145	276	421			
9:00	128	166	294	135	168	303			
10:00	81	103	184	88	120	208			
11:00	41	95	136	50	101	151			
Total	2997	3691	6688	5886	5336	11222	1321	512	1833
2024 ADT for Station 333 in Bristol, CT = 10,700									

CONNDOT COUNTS

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - Combined - n/s

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep Tue	15-Sep Wed	16-Sep Thu	17-Sep Fri	
Station.....	333					
Location.....	41.659704,-72.961923	12:00am	49	57	61	
Posted Speed Limit.....	40 MPH	01:00am	32	26	44	
2015-Principal Arterial - Other	3...2015-Urban	02:00am	30	30	31	
Start Report.....	14-Sep-2021 10:00AM	03:00am	34	26	35	
End Report.....	17-Sep-2021 11:00AM	04:00am	98	76	96	
UnRounded AADT.....	33424.3	05:00am	230	215	213	
24-Hour Count.....	11495 * G4(0.96) = 11035.2	06:00am	609	555	540	
Day 1.....	+11810 * G4(0.96) = 22372.8	07:00am	846	867	864	
Day 2.....	+11512 * G4(0.96) = 33424.3	08:00am	729	686	676	
UnRounded AADT.....	33424.3 / 3 = 11141.4	09:00am	x	577	624	
OK 2021 Tue 14-Sep -this report-.....	11100	10:00am	555	567	612	
OK 2020 Tue 25-Aug	10300	11:00am	570	592	548	
OK 2015 Mon 31-Aug	10200	12:00pm	606	671	669	
OK 2009 Wed 28-Oct	9800	01:00pm	679	740	620	
OK 2006 Wed 29-Nov	11200	02:00pm	756	686	763	
Dataset Details.....	2	03:00pm	883	916	873	
		04:00pm	972	935	1038	
		05:00pm	963	995	971	
		06:00pm	782	823	779	
		07:00pm	572	613	583	
		08:00pm	386	455	421	
		09:00pm	261	287	268	
		10:00pm	160	186	180	
		11:00pm	112	106	122	
		Totals	8257	11810	11512	3796

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep	15-Sep	16-Sep	17-Sep	
Station.....	333	Tue	Wed	Thu	Fri	
Location.....	41.659704,-72.961923		21	23	26	
Posted Speed Limit.....	40 MPH		18	14	28	
2015-Principal Arterial - Other 3...	2015-Urban		15	15	13	
Start Report.....	14-Sep-2021 10:00AM		18	16	19	
End Report.....	17-Sep-2021 11:00AM		68	53	75	
Unrounded AADT.....	6000		175	158	156	
24-Hour Count.....	6111 * G4(0.96) = 5866.6		444	414	402	
Day 1.....	+ 6351 * G4(0.96) = 11963.5		631	652	642	
Day 2.....	+ 6158 * G4(0.96) = 17875.2		458	444	427	
UnRounded AADT.....	17875.2 / 3 = 5958.4	x	343	340	350	
OK 2021 Tue 14-Sep -this report-.....	11100	310	310	310	339	
OK 2020 Tue 25-Aug	10300	296	319	282	x	
OK 2015 Mon 31-Aug	10200	305	366	363		
OK 2009 Wed 28-Oct	9800	342	435	330		
OK 2006 Wed 29-Nov	11200	409	359	414		
Dataset Details.....	2	03:00pm	425	422	408	
		04:00pm	411	394	460	
		05:00pm	457	459	443	
		06:00pm	360	365	341	
		07:00pm	239	289	240	
		08:00pm	161	210	181	
		09:00pm	96	104	125	
		10:00pm	67	89	77	
		11:00pm	42	39	55	
		Totals	3920	6351	6158	2477

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep	15-Sep	16-Sep	17-Sep
Station.....	333	Tue	Wed	Thu	Fri
Location.....	41.659704,-72.961923		28	34	35
Posted Speed Limit.....	40 MPH		14	12	16
2015-Principal Arterial - Other 3...2015-Urban			15	15	18
Start Report.....	14-Sep-2021 10:00AM		16	10	16
End Report.....	17-Sep-2021 11:00AM		30	23	21
UnRounded AADT.....	15549.1		55	57	57
24-Hour Count.....	5384 * G4(0.96) = 5168.6		165	141	138
Day 1.....	+ 5459 * G4(0.96) = 10409.3		215	215	222
Day 2.....	+ 5354 * G4(0.96) = 15549.1		271	242	249
UnRounded AADT.....	15549.1 / 3 = 5183.0	x	238	237	274
OK 2021 Tue 14-Sep -this report-.....	11100	245	257	252	273
OK 2020 Tue 25-Aug	10300	274	273	266	x
OK 2015 Mon 31-Aug	10200	301	305	306	
OK 2009 Wed 28-Oct	9800	337	305	290	
OK 2006 Wed 29-Nov	11200	347	327	349	
Dataset Details.....	2	03:00pm	458	494	465
		04:00pm	561	541	578
		05:00pm	506	536	528
		06:00pm	422	458	438
		07:00pm	333	324	343
		08:00pm	225	245	240
		09:00pm	165	183	143
		10:00pm	93	97	103
		11:00pm	70	67	67
		Totals	4337	5459	5354
					1319

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - Combined - n/s

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	17-Apr Wed	18-Apr Thu	19-Apr Fri
Station.....	333			
Location.....	41.659704,-72.961923	12:00am	62	66
Posted Speed Limit.....	40 MPH	01:00am	37	45
2015-Principal Arterial - Other 3...2015-Urban		02:00am	29	22
Start Report.....	17-Apr-2024 01:00PM	03:00am	40	28
End Report.....	19-Apr-2024 08:00AM	04:00am	88	84
Annualized AADT.....	10700	05:00am	235	240
24-Hour Count.....	11490 * G4(0.94) = 10800.6	06:00am	580	569
Day 1.....	+11222 * G4(0.94) = 21349.3	07:00am	853	779
UnRounded AADT.....	21349.3 / 2 = 10674.6	08:00am	750	x
OK 2024 Wed 17-Apr -this report-.....	10700	09:00am	533	
OK 2021 Tue 14-Sep	11100	10:00am	448	
OK 2020 Tue 25-Aug	10300	11:00am	x	524
OK 2015 Mon 31-Aug	10200	12:00pm	x	623
OK 2009 Wed 28-Oct	9800	01:00pm	728	606
OK 2006 Wed 29-Nov	11200	02:00pm	748	761
Dataset Details.....	2	03:00pm	907	840
		04:00pm	1021	1013
		05:00pm	959	897
		06:00pm	744	680
		07:00pm	530	540
		08:00pm	437	421
		09:00pm	294	303
		10:00pm	184	208
		11:00pm	136	151
		Totals	6688	11222
				1833

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	17-Apr	18-Apr	19-Apr
Station.....	333	Wed	Thu	Fri
Location.....	41.659704,-72.961923			
Posted Speed Limit.....	40 MPH			
2015-Principal Arterial - Other	3...2015-Urban			
Start Report.....	17-Apr-2024 01:00PM			
End Report.....	19-Apr-2024 08:00AM			
Annualized AADT.....	5886			
24-Hour Count.....	6018 * G4(0.94) = 5656.9			
Day 1.....	+ 5886 * G4(0.94) = 11189.8			
UnRounded AADT.....	11189.8 / 2 = 5594.9			
OK 2024 Wed 17-Apr -this report-	10700			
OK 2021 Tue 14-Sep	11100			
OK 2020 Tue 25-Aug	10300			
OK 2015 Mon 31-Aug	10200			
OK 2009 Wed 28-Oct	9800			
OK 2006 Wed 29-Nov	11200			
Dataset Details.....	2			
		12:00am		
		01:00am	26	21
		02:00am	19	26
		03:00am	15	15
		04:00am	23	18
		05:00am	59	56
		06:00am	174	165
		07:00am	404	436
		08:00am	665	584
		09:00am	489	x
		10:00am	311	
		11:00am	232	
		12:00pm	x	275
		01:00pm	x	329
		02:00pm	399	341
		03:00pm	365	405
		04:00pm	394	357
		05:00pm	433	426
		06:00pm	432	393
		07:00pm	335	323
		08:00pm	210	202
		09:00pm	179	145
		10:00pm	128	135
		11:00pm	81	88
		Totals	41	50
			2997	5886
				1321

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	17-Apr	18-Apr	19-Apr
Station.....	333	Wed	Thu	Fri
Location.....	41.659704,-72.961923			
Posted Speed Limit.....	40 MPH			
2015-Principal Arterial - Other	3...2015-Urban			
Start Report.....	17-Apr-2024 01:00PM			
End Report.....	19-Apr-2024 08:00AM			
Annualized AD.....	5101			
24-Hour Count.....	5472 * G4(0.94) = 5143.7			
Day 1.....	+ 5336 * G4(0.94) = 10159.5			
UnRounded AADT.....	10159.5 / 2 = 5079.8			
OK 2024 Wed 17-Apr -this report-	10700			
OK 2021 Tue 14-Sep	11100			
OK 2020 Tue 25-Aug	10300			
OK 2015 Mon 31-Aug	10200			
OK 2009 Wed 28-Oct	9800			
OK 2006 Wed 29-Nov	11200			
Dataset Details.....	2			
		12:00am	36	45
		01:00am	18	19
		02:00am	14	7
		03:00am	17	10
		04:00am	29	28
		05:00am	61	75
		06:00am	176	133
		07:00am	188	195
		08:00am	261	x
		09:00am	222	x
		10:00am	216	
		11:00am	249	
		12:00pm	x	
		01:00pm	329	
		02:00pm	383	
		03:00pm	513	
		04:00pm	588	
		05:00pm	527	
		06:00pm	409	
		07:00pm	320	
		08:00pm	258	
		09:00pm	166	
		10:00pm	103	
		11:00pm	95	
		Totals	3691	512

Site Plan

CROWN ESTATES

WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD

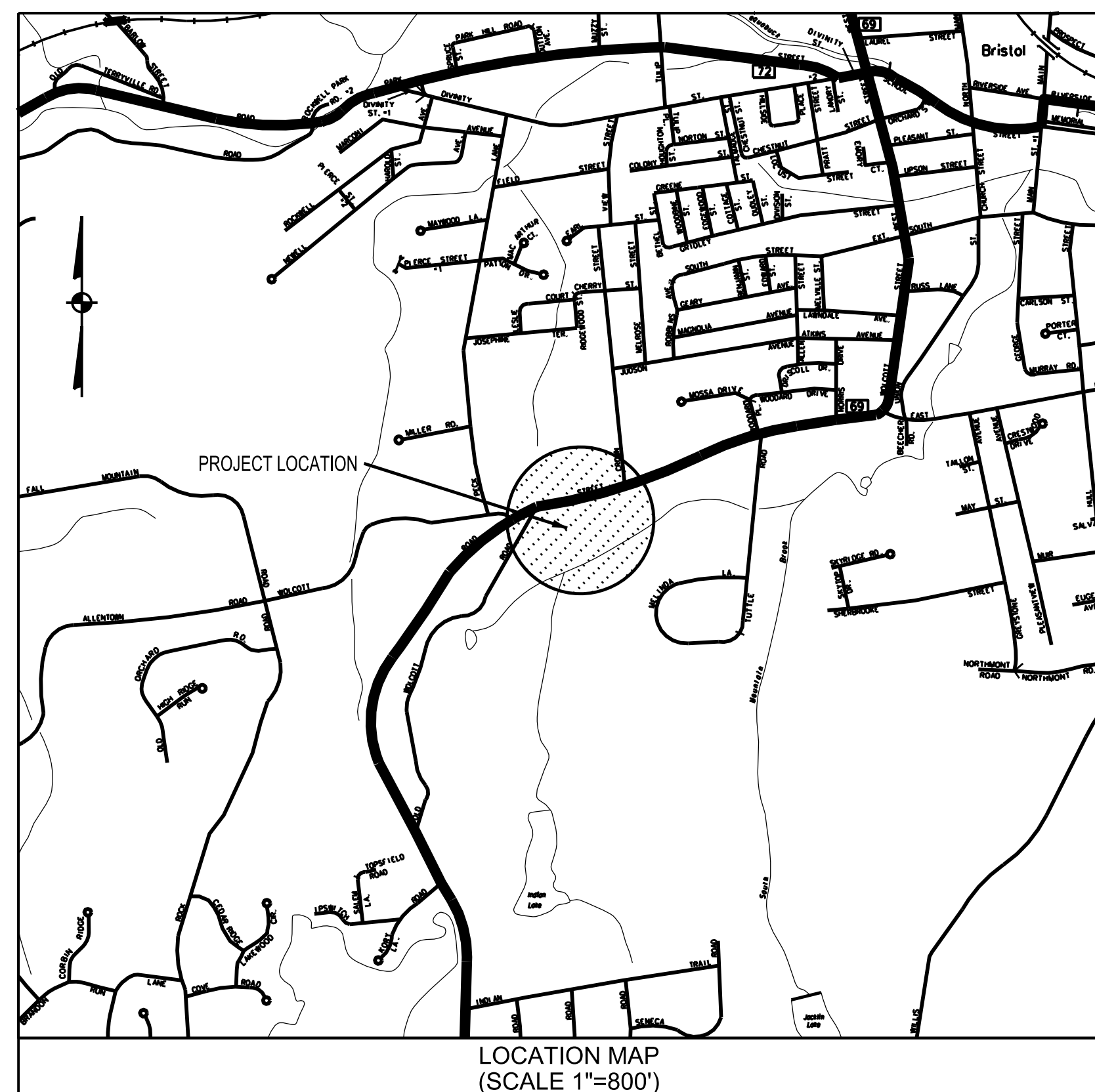
BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT: 7/45

AUGUST 11, 2025

APPLICATION: #
SITE PLAN FOR RESIDENTIAL MULTI-FAMILY DEVELOPMENT (30 UNITS)
GRANTED:

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION



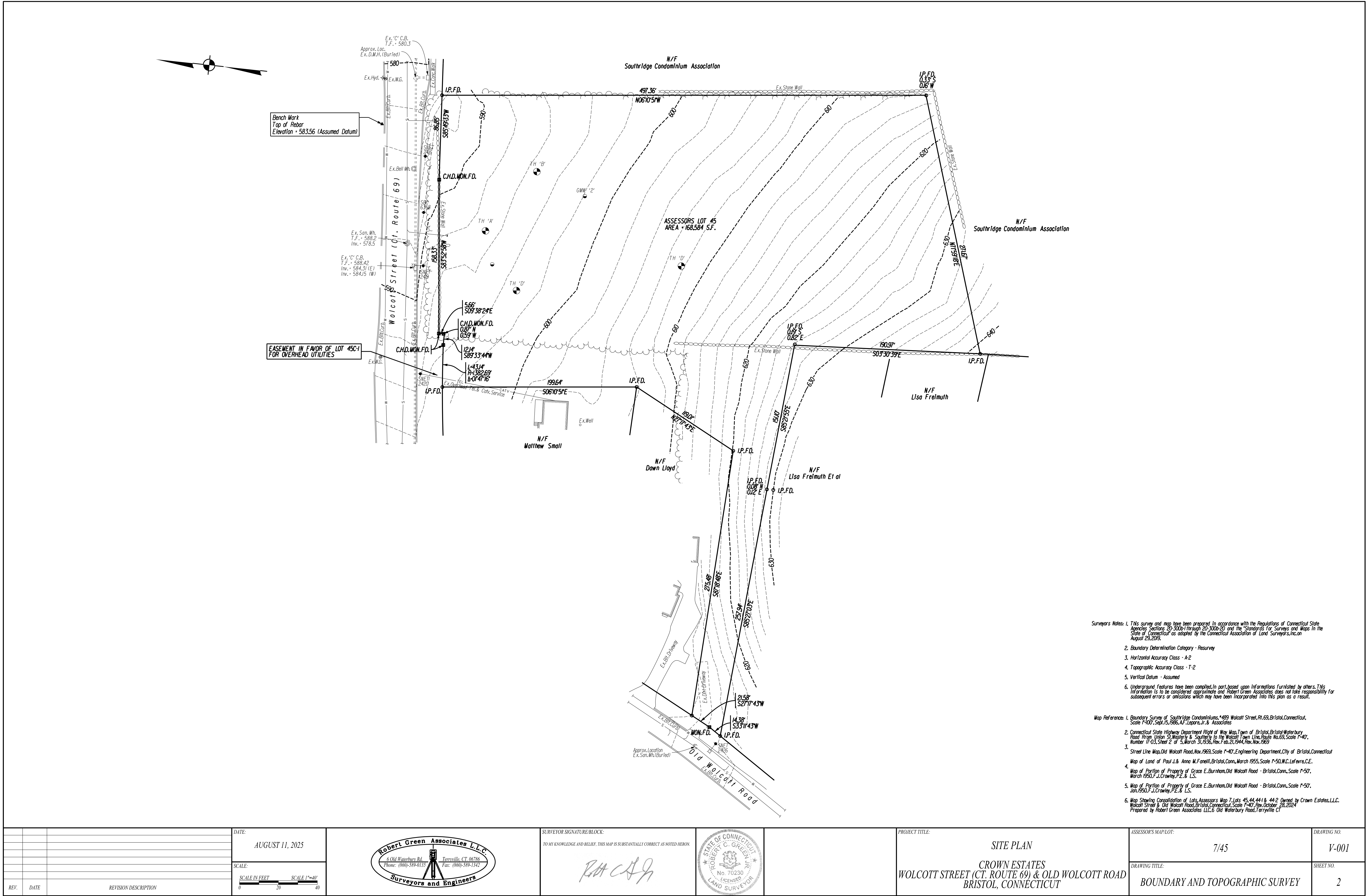
Applicant:
Crown Estates LLC
P.O. Box 9265
Forrestville, CT 06011

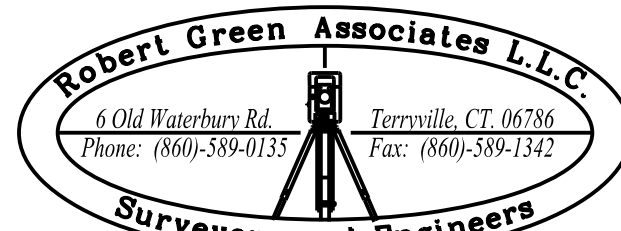
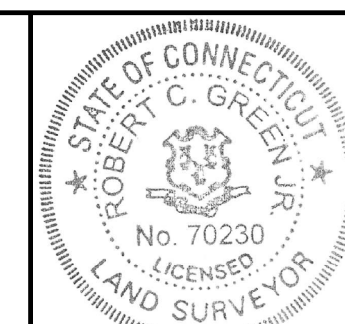
Surveyor/Civil Engineer:
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

LIST OF DRAWINGS	
1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
6	DRAINAGE AND UTILITIES PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN
9-15	MISCELLANEOUS NOTES AND DETAILS
L2.0	LANDSCAPING PLAN

<u>LEGEND</u>	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE
	PROPOSED 8" PVC (SDR-35) SEWER LINE
	PROPOSED 6" PVC (SDR-35) SEWER CONNECTION
	PROPOSED 6" D.I.P. WATER MAIN
	PROPOSED 2" COPPER (TYPE 'K') DOMESTIC WATER SERVICE
	PROPOSED 4" D.I.P. WATER FIRE SERVICE
	PROPOSED UNDERGROUND ELECTRIC CONNECTION
	PROPOSED 4" PERF. PVC UNDERDRAIN
	PROPOSED ROOF LEADER CONNECTION
	PROPOSED 4" PVC FOUNDATION DRAIN
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW
	ACCESSIBLE ROUTE
	AREA OF PROPOSED EROSION CONTROL MATTING



			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Terryville, CT 06786 Phone: (860)-389-0133 Fax: (860)-389-1342 Surveyors and Engineers	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 		 STATE OF CONNECTICUT ROBERT C. GREEN, JR. No. 70230 LICENSED LAND SURVEYOR	PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. V-001
REV.	DATE	REVISION DESCRIPTION	SCALE:  SCALE: 1"=40'						DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY	SHEET NO. 2

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 7/45
2. PROPERTY ADDRESS: OLD WOLCOTT ROAD
3. OWNER NAME: CROWN ESTATES LLC
4. PREPARED FOR: CROWN ESTATES LLC
5. ZONE: A
6. LOT AREA • 168,584 S.F.(3.87 Acres)
7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 402 OF 075, MAP NUMBER 0900300402P, EFFECTIVE DATE, SEPTEMBER 26, 2008, THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM B10) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
15. ANY WALLS OVER 3 FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
16. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: MULTI-FAMILY DWELLING (30 UNITS)

PARKING REQUIREMENT: 2.0 PER DWELLING UNIT x 30 DWELLING UNITS • 60 SPACES

PARKING PROPOSED: 75 SPACES

DENSITY CALCULATION:

NUMBER OF DWELLING UNITS • 30

LOT AREA • 3.87 ACRES

DENSITY • 30 / 3.87 • 7.75 UNITS/ACRE

'A' Zone Multi-family Residential Area and Dimensional Requirements		
Standard	8 units per acre or less	Proposed
A) Minimum Lot Area	2 acres	15.6
B) Minimum Lot Frontage (ft)	50	0.96
C) Minimum Lot Width (ft)	150	150
D) Minimum Front Yard (ft)	40	11.5
E) Minimum Side Yard (ft)	25/50 ^A	6.5
F) Minimum Rear Yard (ft)	25/50 ^A	NA
G) Maximum Building Height (ft)	40	25
H) Maximum Building Coverage (%)	30	25.6
I) Maximum Impervious Coverage (%)	40	67.6

^A Applicable to yards abutting a single-family residential zoning district

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.)
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E85 PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING'S OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED, COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDING'S, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12" INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

<https://www.conteches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31:143259-453>

INSPECTION AND MAINTENANCE GUIDELINES FOR DETENTION BASIN

INSPECTIONS

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT, OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODOORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.
4. MOWING WHEN GRASS HEIGHT EXCEEDS 6".

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE. SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESSARY.
4. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
5. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
6. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1/4% OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAWS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK, BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.
6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
8. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
9. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT.
10. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
11. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
12. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELFD AND AT LEAST 12" HORIZONTALLY (8" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
13. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/IMO.
6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
- A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
 - APPLY LIMESTONE AT 80' / 1000 S.F.
 - WORK LIME AND FERTILIZER INTO SOIL
- B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED.
 - OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
 - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
- C) SEED MIX:
- CREEPING RED FESCUE 49% / ACRE
 - TALL FESCUE 20% / ACRE
- D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
 - SPREAD MULCH BY HAND OR MULCH BLOWER
 - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"- 3" INTO SOIL SURFACE.
- E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED. WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2" HORIZONTAL TO 1" VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. HIS RESPONSIBILITIES INCLUDE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

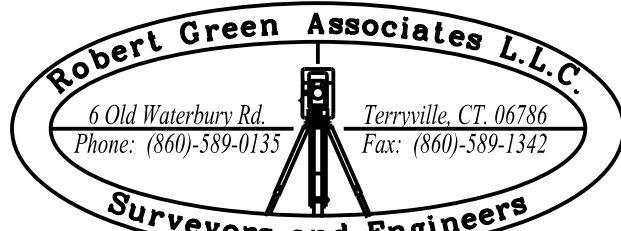
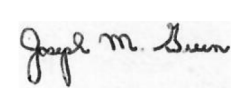
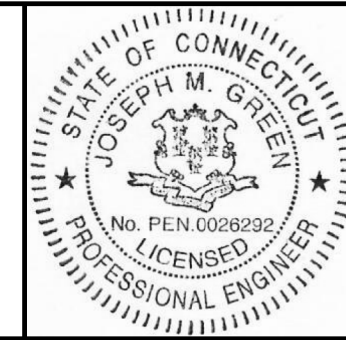
TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

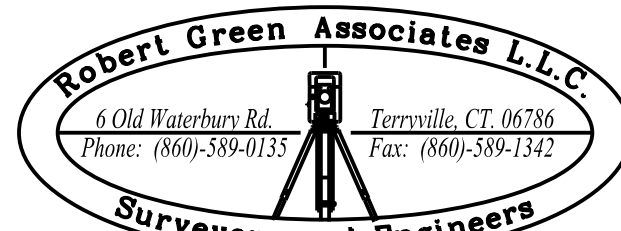
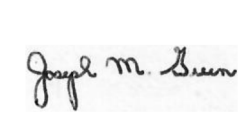
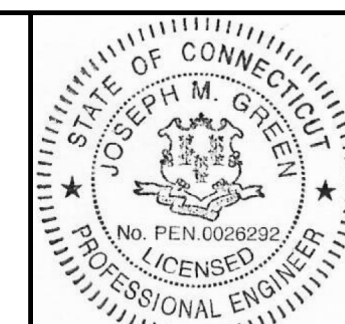
TEMPORARY SEDIMENT TRAP:

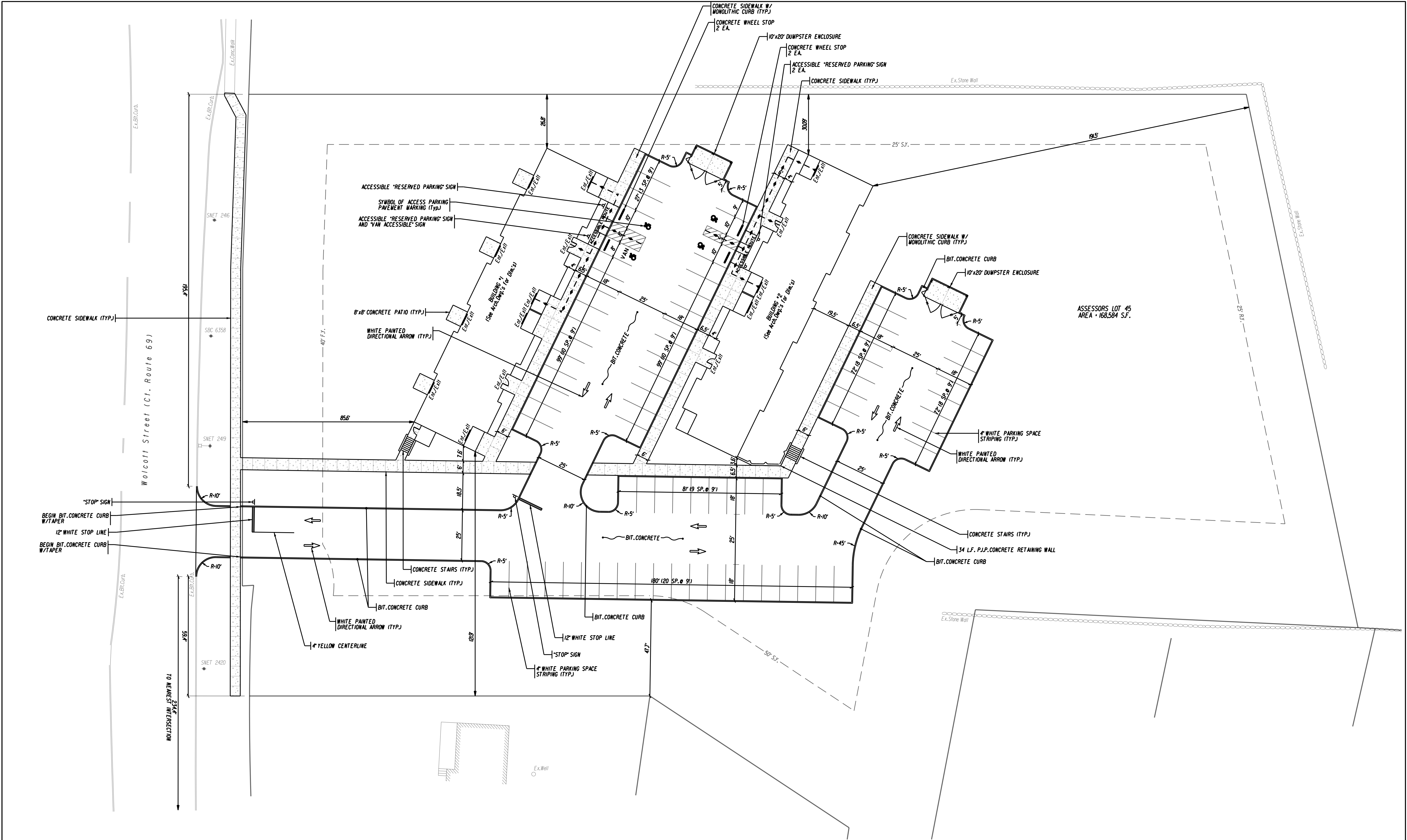
INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. ACCUMULATED TO ONE-HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.

THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.

			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Terryville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. NOTES-001
REV:	DATE	REVISION DESCRIPTION	SCALE: AS NOTED					DRAWING TITLE: GENERAL NOTES	SHEET NO. 3



			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-389-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. RMV-001
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REV.	DATE	REVISION DESCRIPTION							



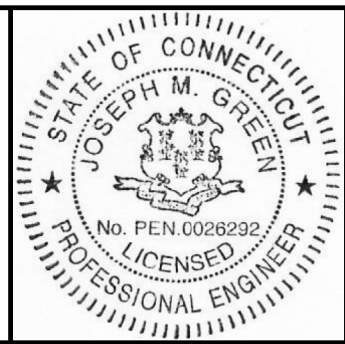
REV.	DATE	REVISION DESCRIPTION

DATE: AUGUST 11, 2025

SCALE: SCALE IN FEET SCALE 1"=20'

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Torrville, CT 06786
Phone: (860)-589-0133 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green



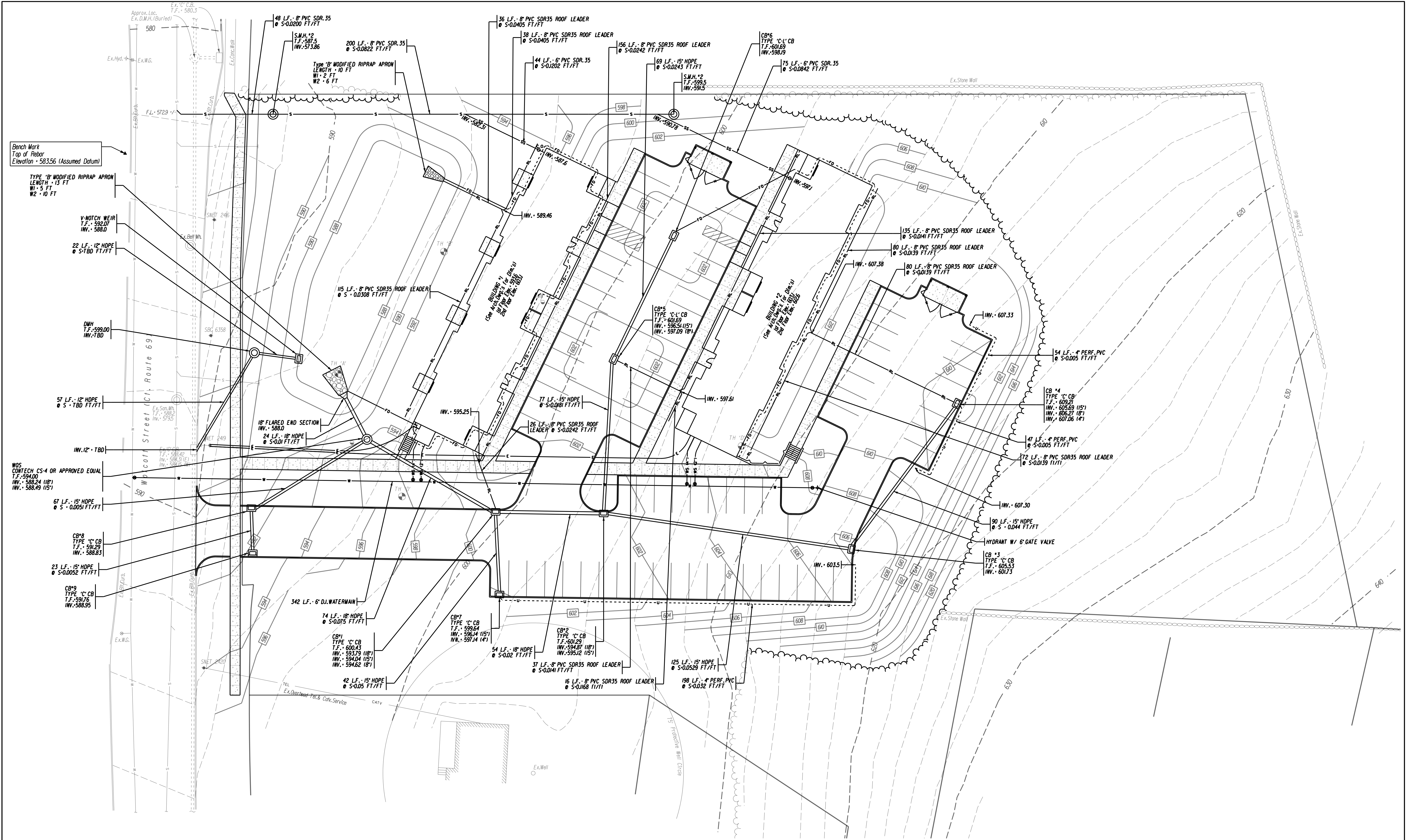
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SITE PLAN
CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

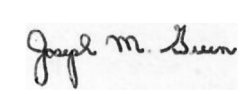
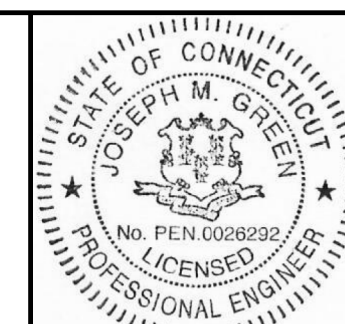
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7/45

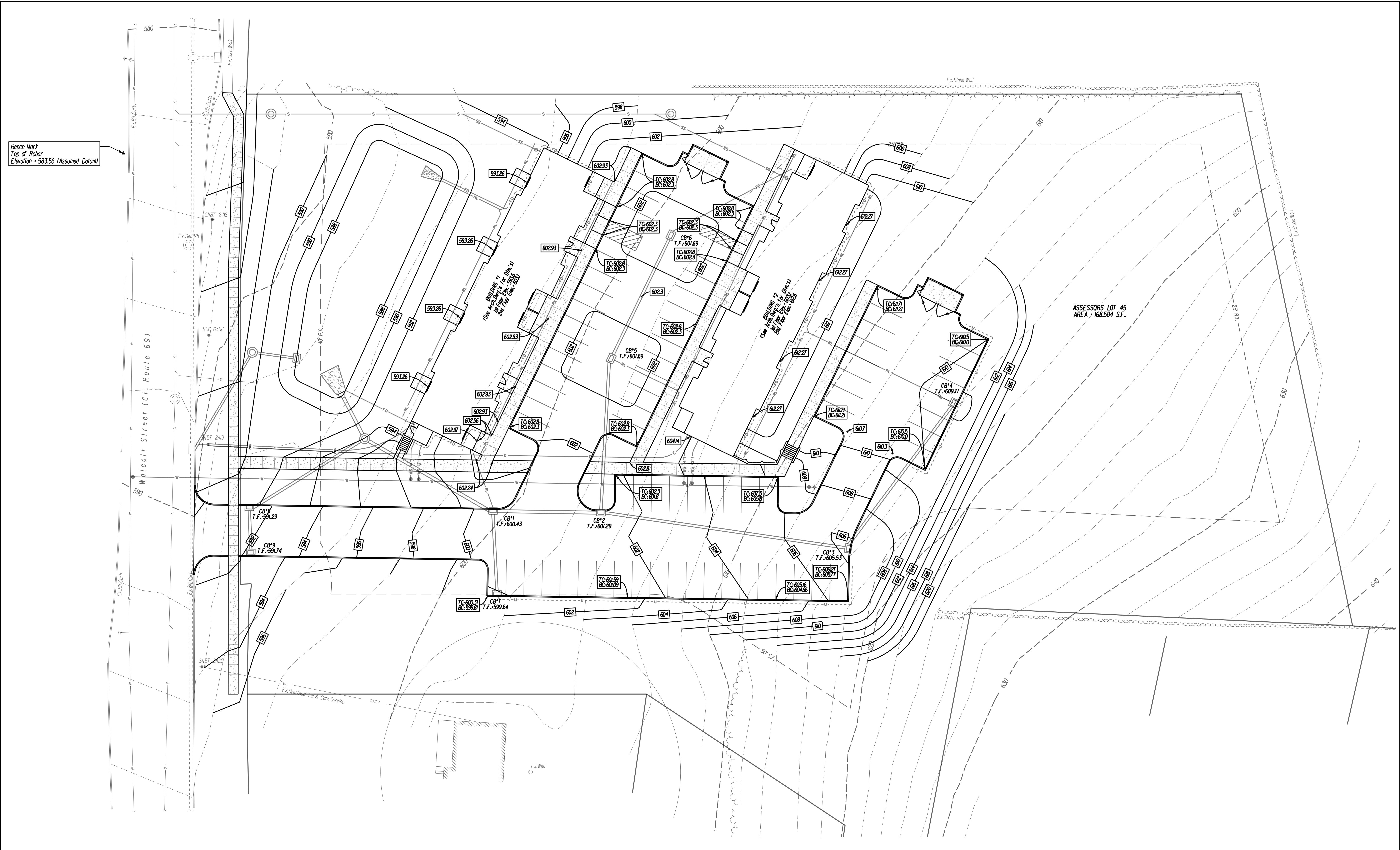
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LAYOUT, SIGNS
AND PAVEMENT MARKINGS PLAN

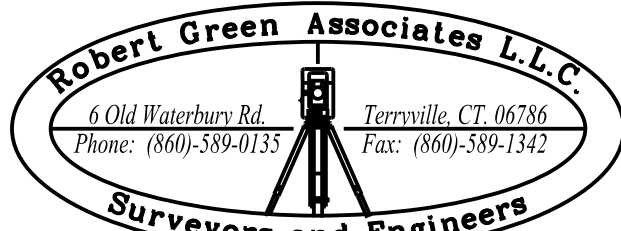
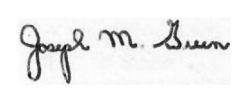
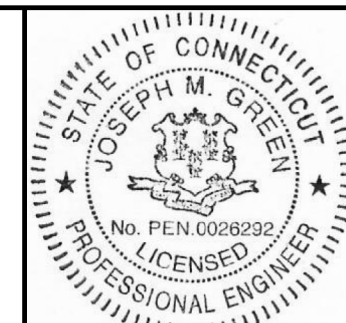
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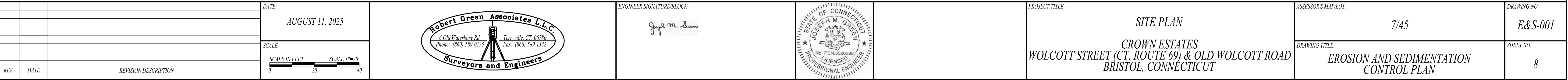
SHEET NO.
5



			DATE: AUGUST 11, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. UTIL-001
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REV.	DATE	REVISION DESCRIPTION							



			DATE: AUGUST 11, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. GRA-001
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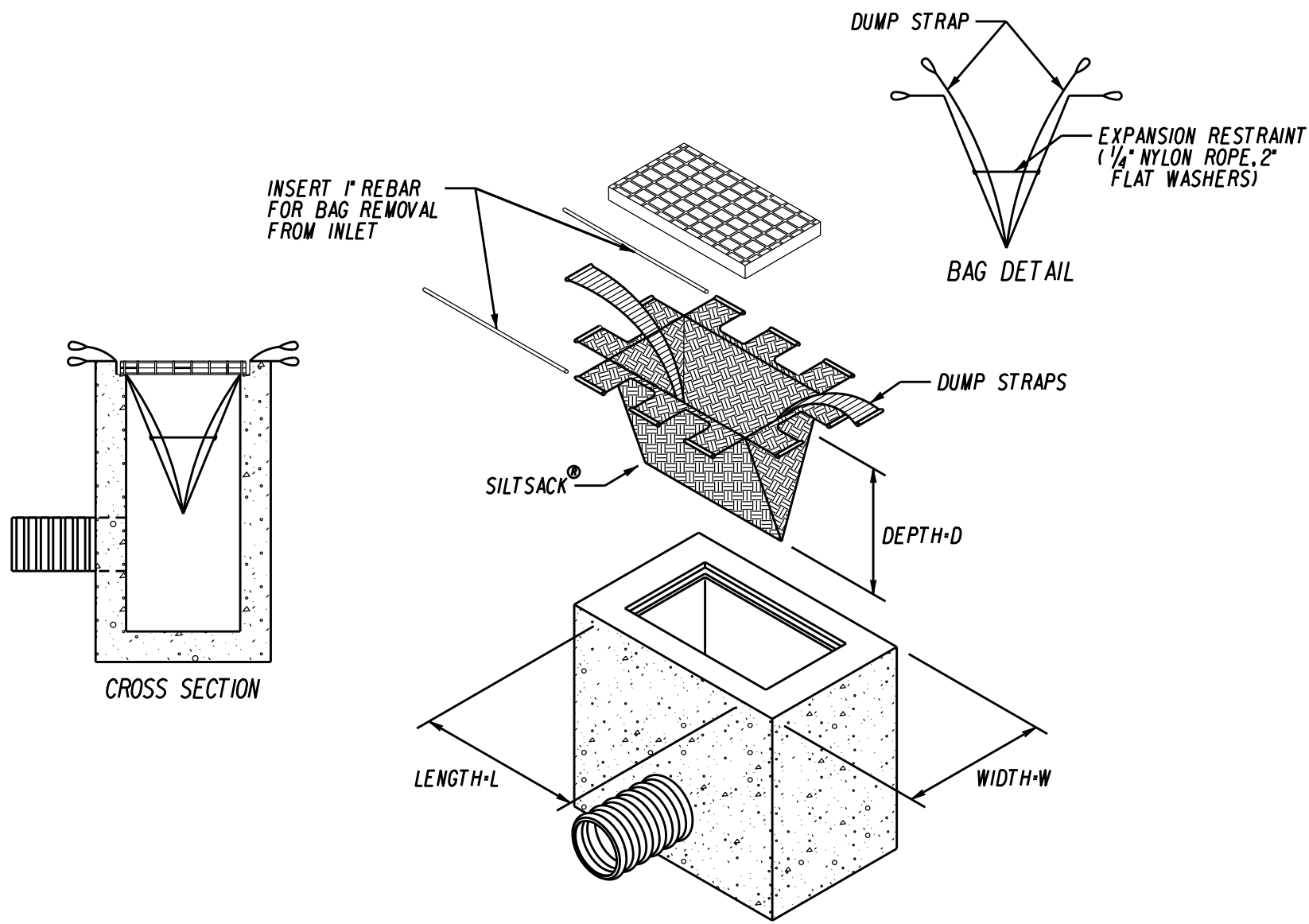
TEST HOLE DATA

TEST HOLE 'A'	DATE TEST PERFORMED: 12/9/2024
0-10"	TOPSOIL & FOREST LITTER
10-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
WOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

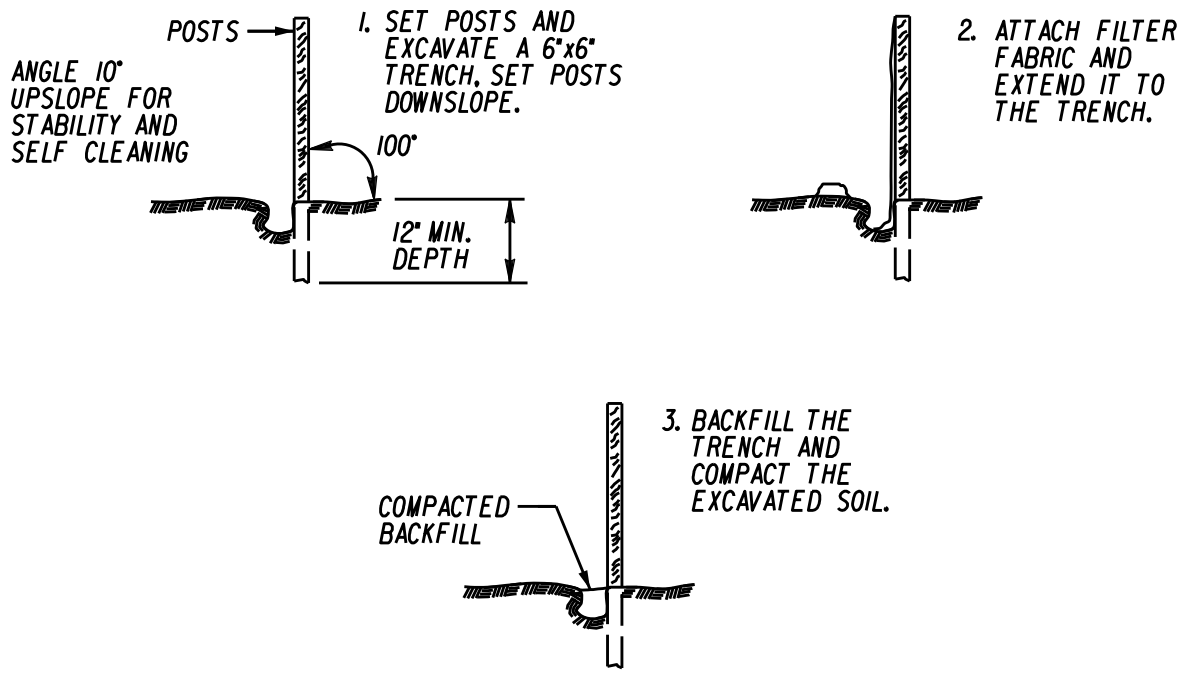
TEST HOLE 'B'	DATE TEST PERFORMED: 12/9/2024
0-9"	TOPSOIL & FOREST LITTER
9-24"	ORANGE BROWN FINE SANDY LOAM
24-96"	OLIVE SILTY SAND
WOTTLING	24"
WATER	NONE
LEDGE	NONE
ROOTS TO 24"	

TEST HOLE 'C'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
WOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

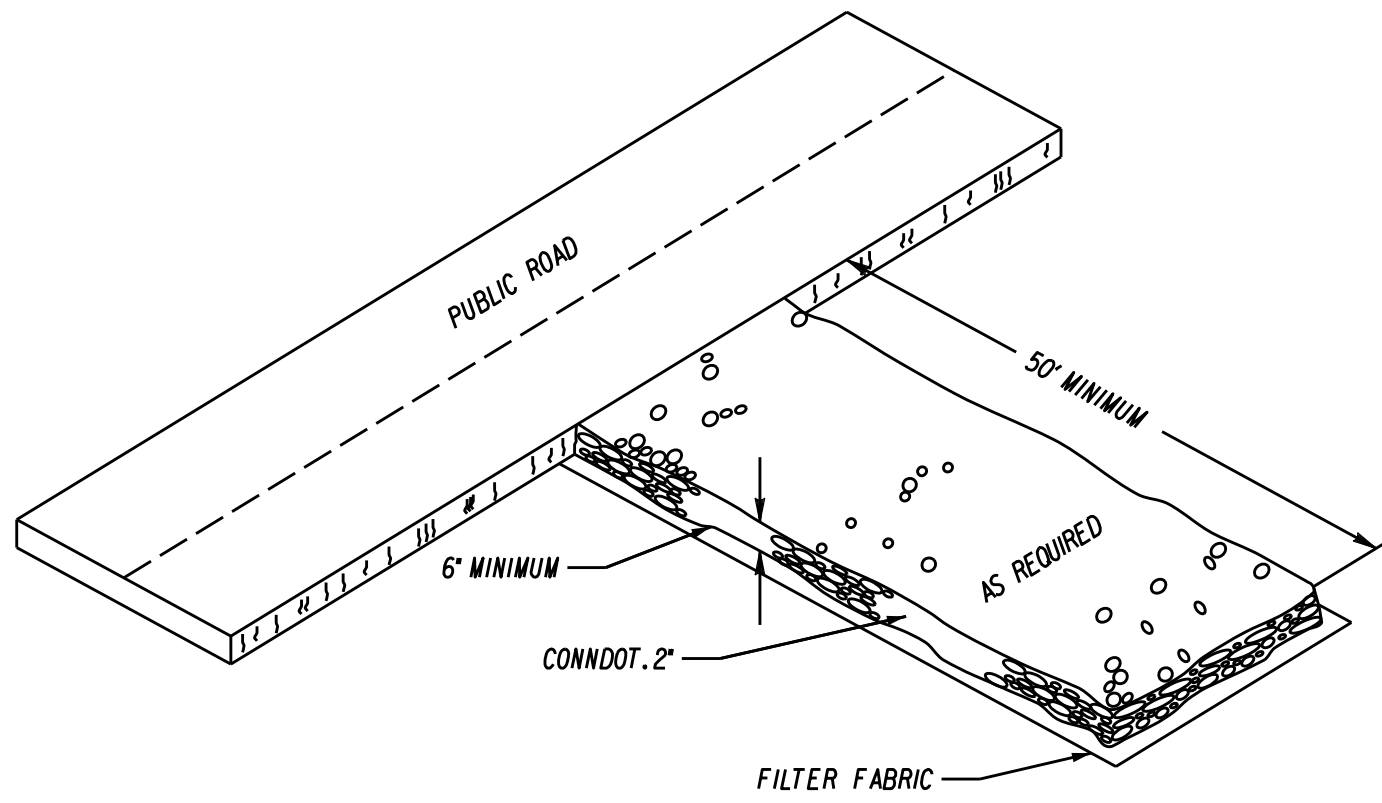
TEST HOLE 'D'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-22"	ORANGE BROWN FINE SANDY LOAM
22-84"	OLIVE COMPACT SILTY SAND
WOTTLING	22"
WATER	NONE
LEDGE	NONE
ROOTS TO 22"	



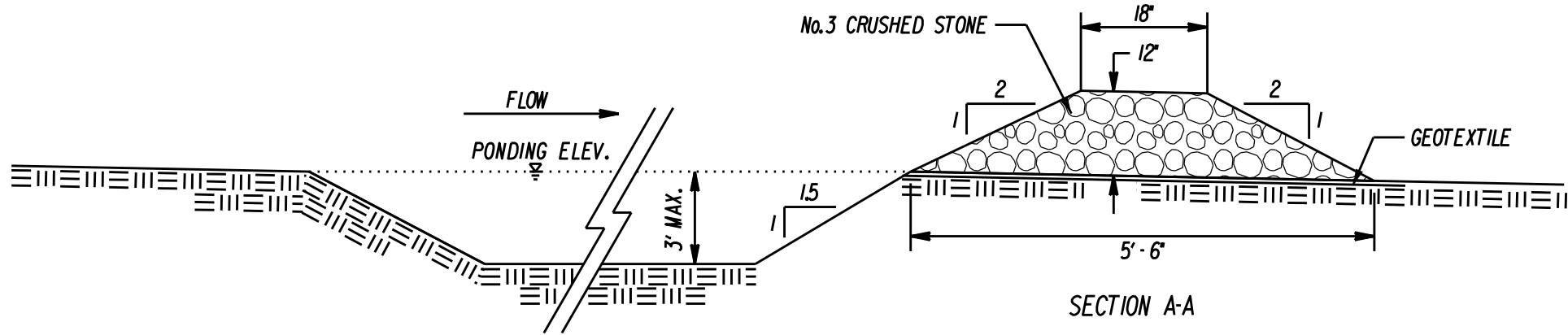
SEDIMENTATION CONTROL
AT CATCH BASIN
NOT TO SCALE



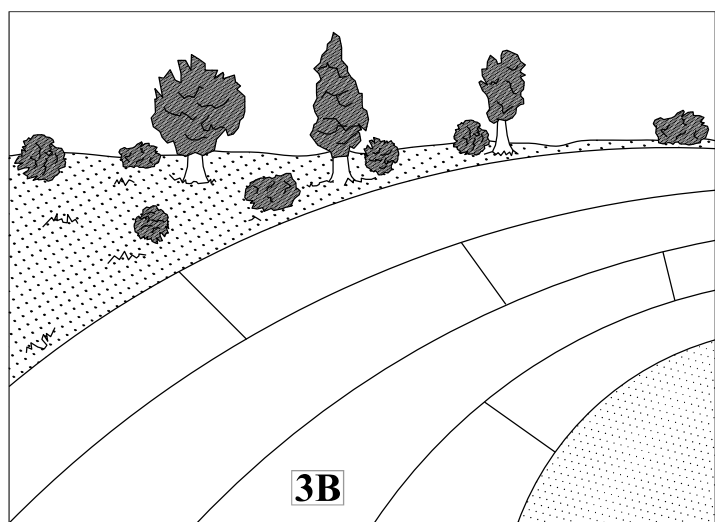
PLACEMENT AND CONSTRUCTION OF A
SEDIMENTATION CONTROL FENCE
NOT TO SCALE



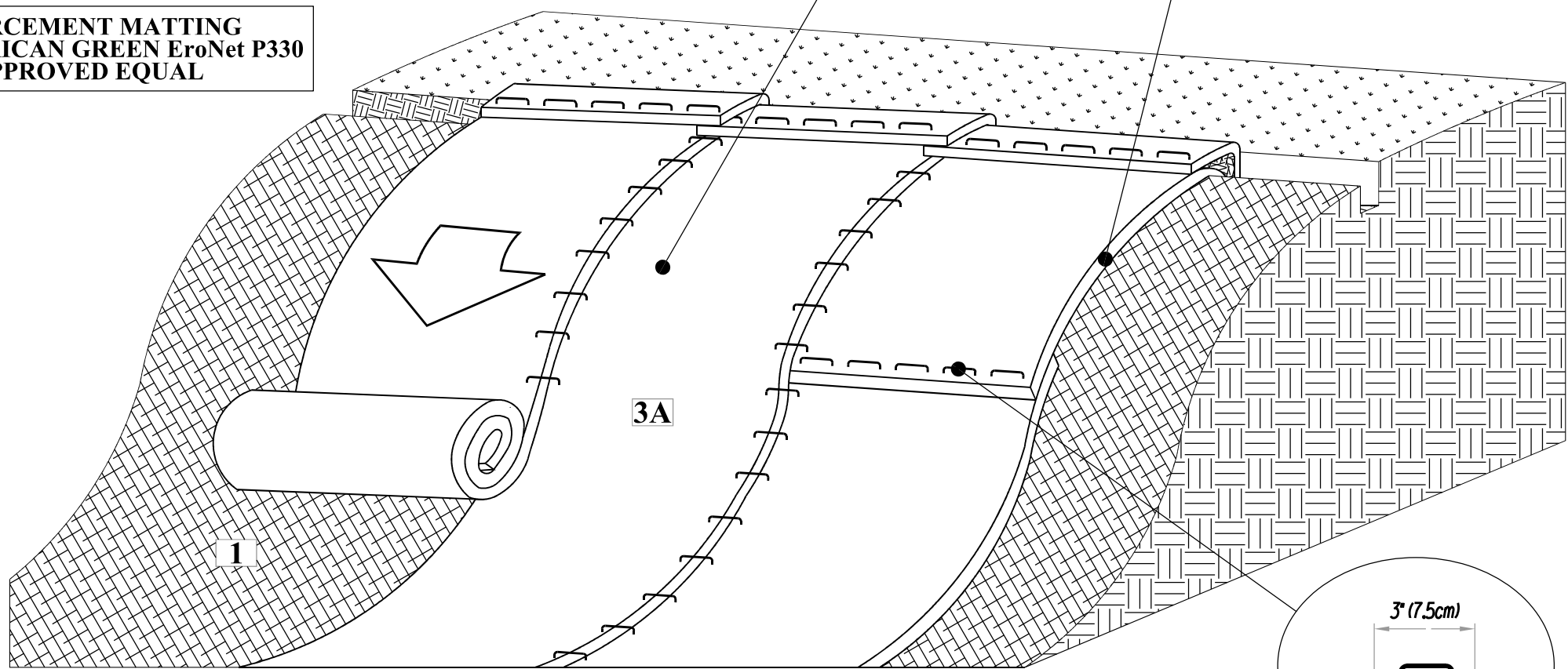
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



SEDIMENT TRAP
NOT TO SCALE



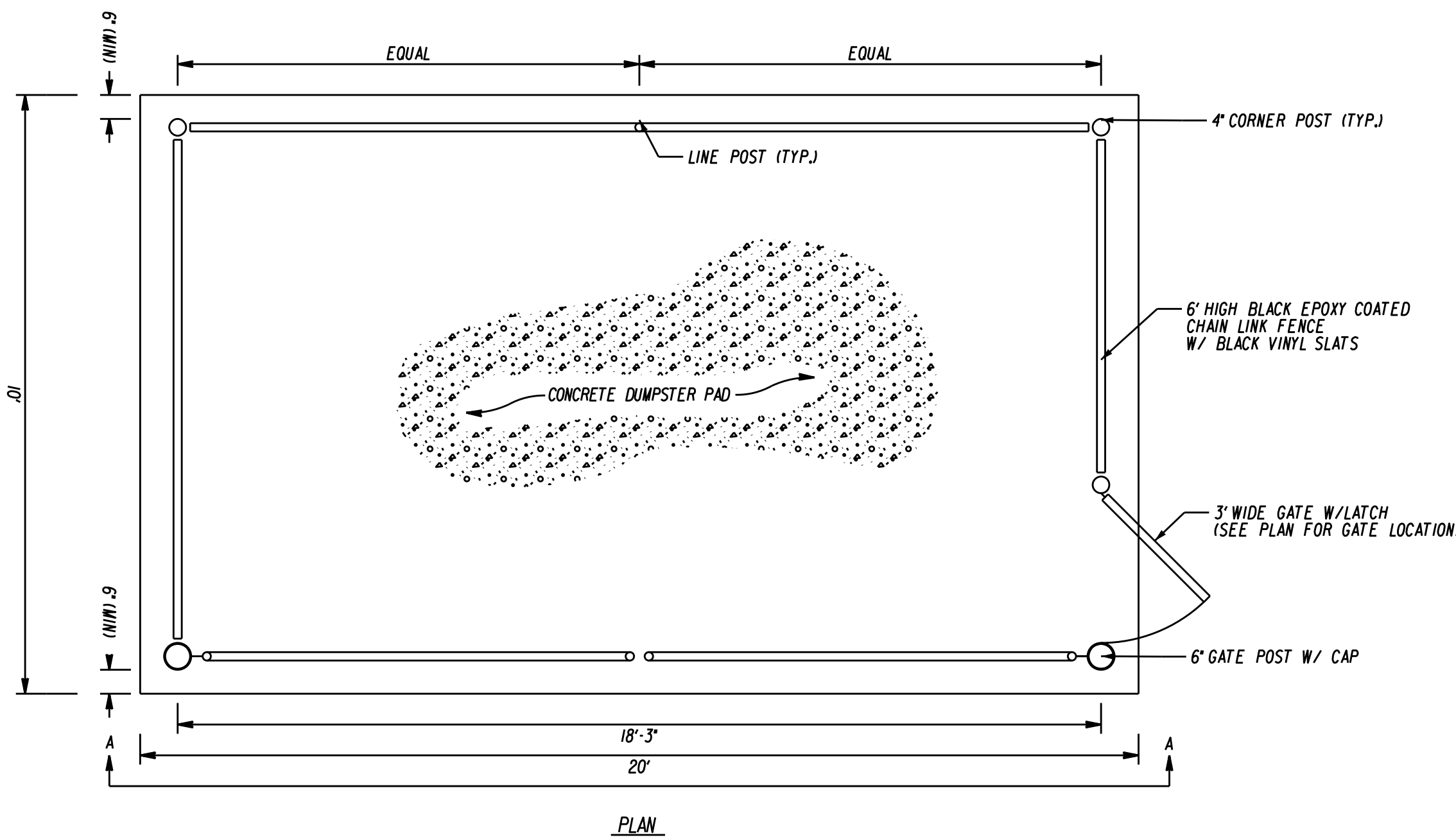
REINFORCEMENT MATTING
NORTH AMERICAN GREEN EriNet P330
OR APPROVED EQUAL



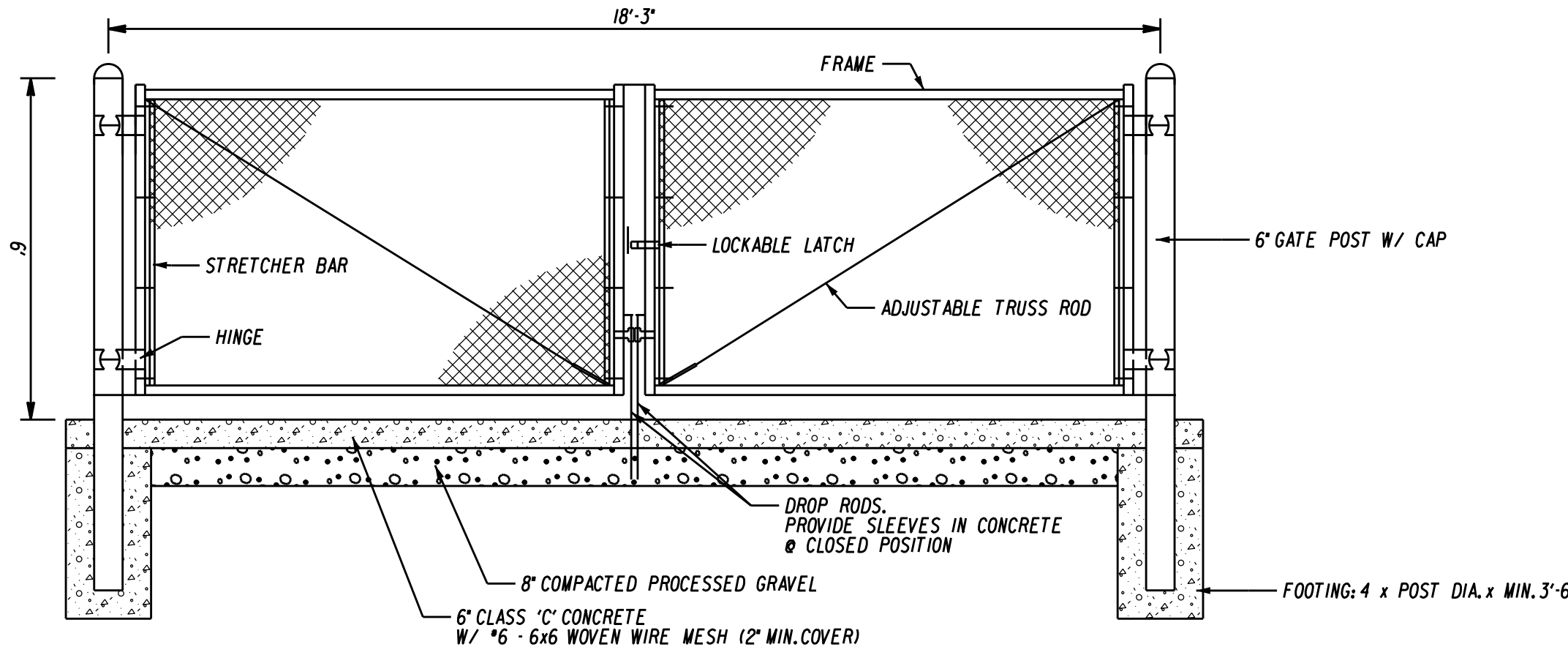
ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6 (15cm) DEEP x 6 (15cm) WIDE TRENCH WITH APPROXIMATELY 12 (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12 (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND TILL THE REMAINING 12 (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12 (30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A DOWN OR B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" (5.15 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3 (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12 (30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6 (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



PLAN



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION

DATE:	AUGUST 11, 2025
SCALE:	AS NOTED



ENGINEER SIGNATURE/BLOCK:

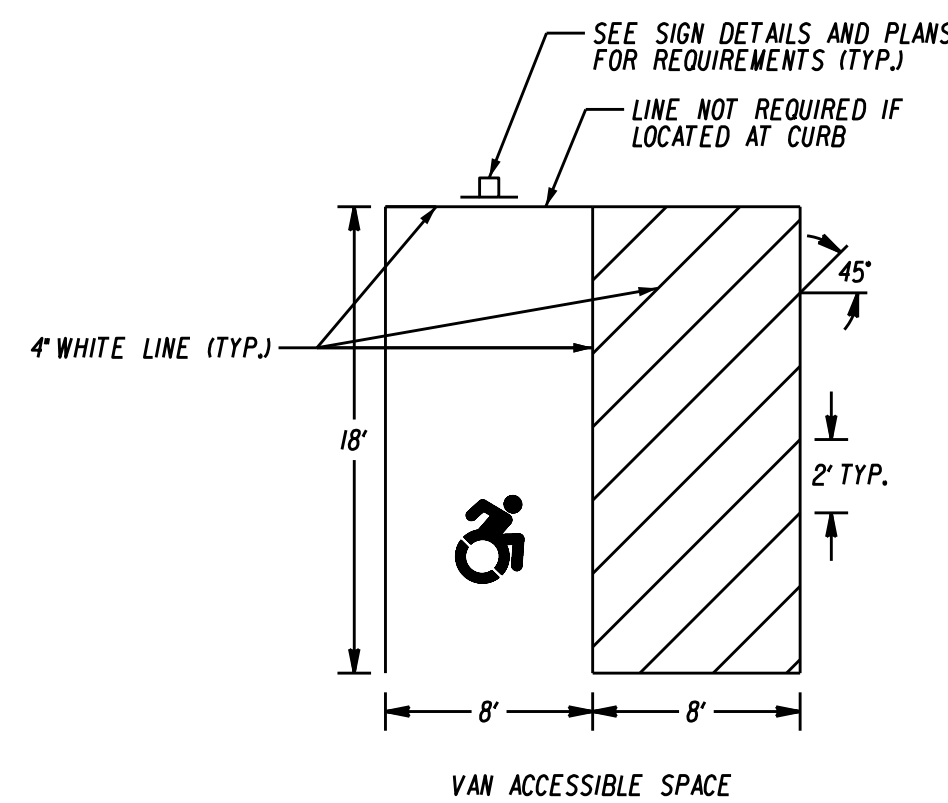
Joseph M. Green



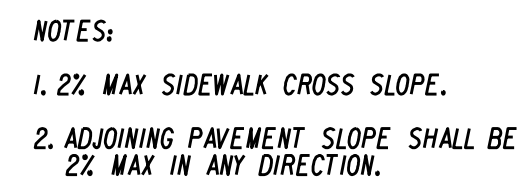
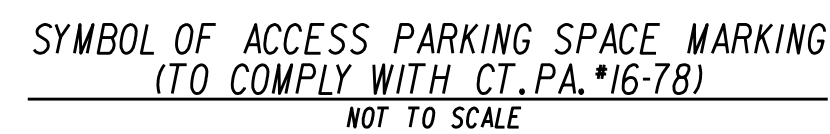
PROJECT TITLE:	SITE PLAN
	CROWN ESTATES
	WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
	BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:	7/45
DRAWING TITLE:	MISCELLANEOUS NOTES AND DETAILS

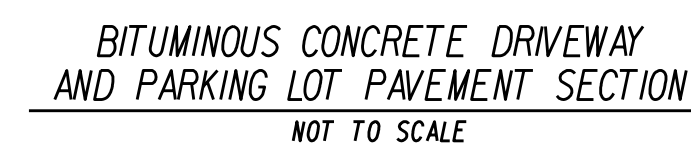
DRAWING NO.	MISC-001
SHEET NO.	9



PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

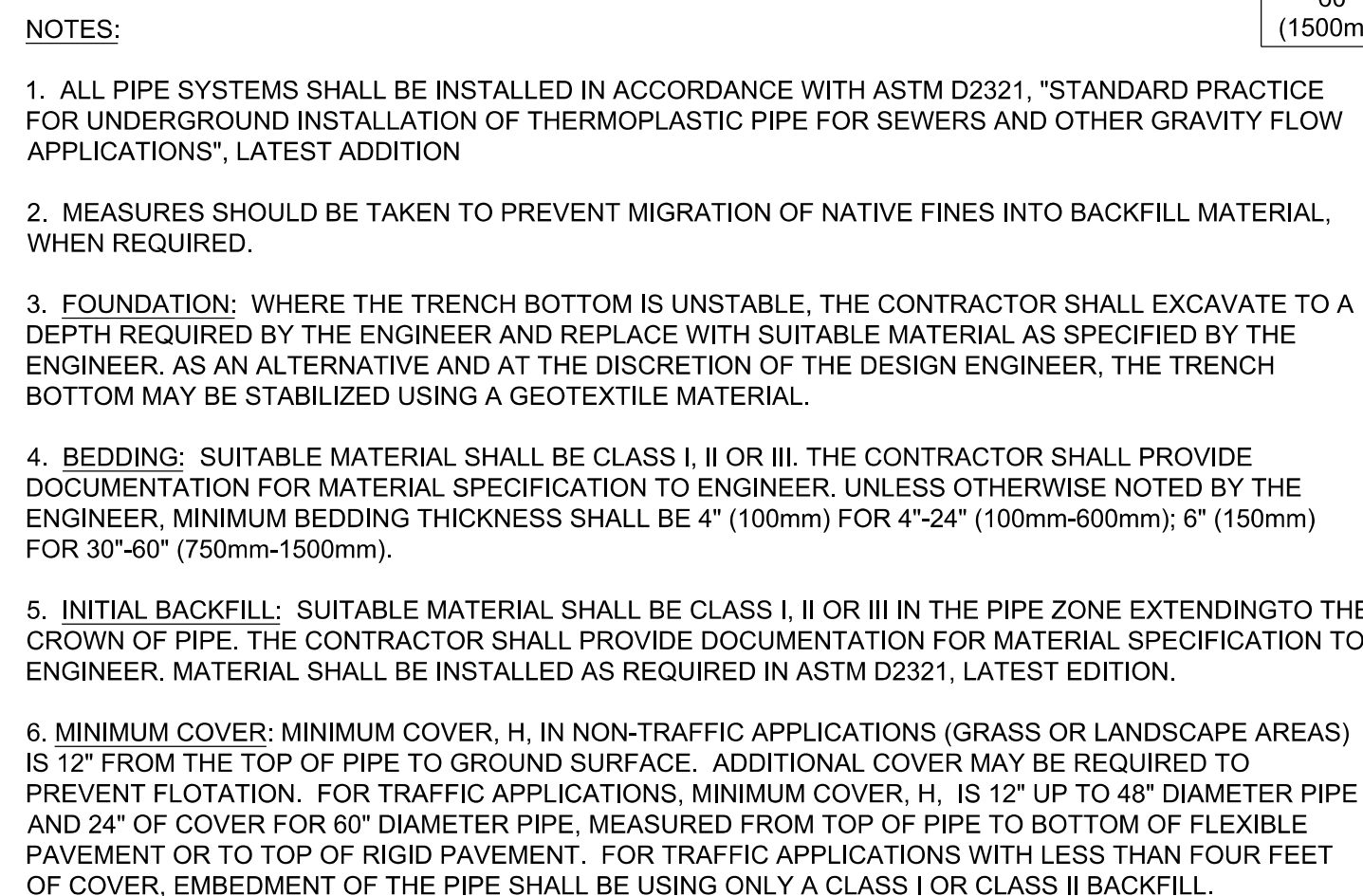
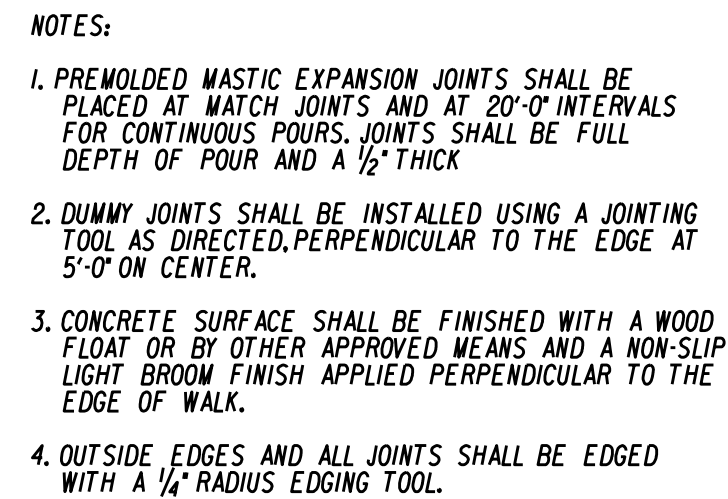


CONCRETE SIDEWALK RAMP AT ACCESSIBLE PARKING
NOT TO SCALE



1. **PRELIMED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND 1/2" THICK**
2. **DIMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" P.C.R.**
3. **CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOOR OR OTHER APPROVED BEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.**
4. **OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.**
5. **WHEN APPLICABLE, MAINTAIN 1/4" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.**

Page 37



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

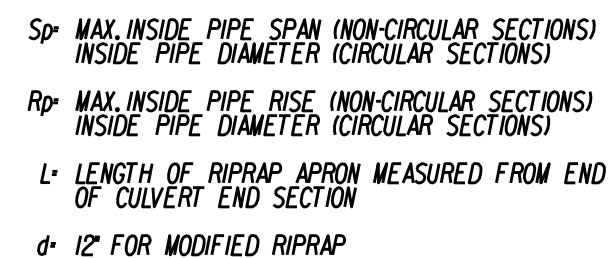
	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

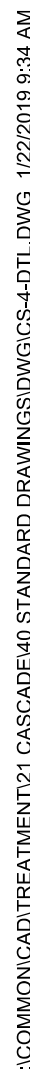
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4"	34	16	23	16	17
(100mm)	(10.4m)	(4.9m)	(7.0m)	(4.9m)	(5.2m)
6"	40	19	27	19	20
(150mm)	(12.2m)	(5.8m)	(8.2m)	(5.8m)	(6.1m)
8"	30	14	21	15	15
(200mm)	(9.1m)	(4.3m)	(6.4m)	(4.3m)	(4.6m)
10"	34	16	23	16	17
(250mm)	(10.4)	(4.9m)	(7.0m)	(4.9m)	(5.2m)
12"	35	17	24	17	18
(300mm)	(10.7m)	(5.2m)	(7.3m)	(5.2m)	(5.5m)
15"	37	18	25	18	19
(375mm)	(11.3m)	(5.5m)	(7.6m)	(5.5m)	(5.8m)
18"	32	15	22	15	16
(450mm)	(9.8m)	(4.6m)	(6.7m)	(4.6m)	(4.9m)
24"	27	13	19	13	14
(600mm)	(8.2m)	(4.0m)	(5.8m)	(4.0m)	(4.3m)
30"	22	11	16	11	11
(750mm)	(6.7m)	(3.4m)	(4.9m)	(3.4m)	(3.4m)
36"	26	12	18	12	13
(900mm)	(7.9m)	(3.7m)	(5.5m)	(3.7m)	(4.0m)
42"	24	11	17	11	12
(1050mm)	(7.3m)	(3.4m)	(5.2m)	(3.4m)	(3.7m)
48"	23	11	16	11	12
(1200mm)	(7.0m)	(3.4m)	(4.9m)	(3.4m)	(3.7m)
60"	26	12	18	12	13
(1500mm)	(7.9m)	(3.7m)	(5.5m)	(3.7m)	(4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12,
LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH
THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF

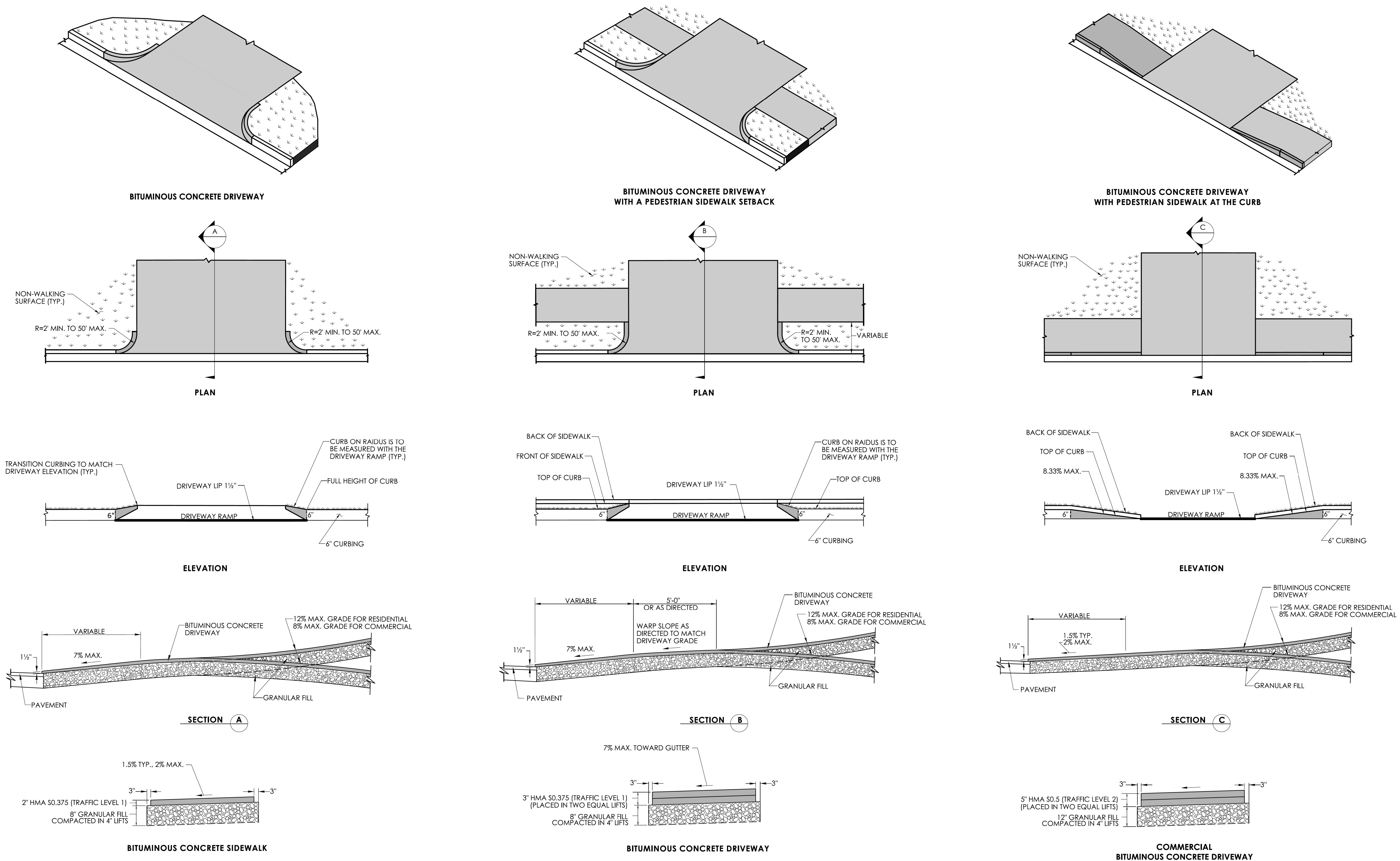
45° V-NOTCH WEIR (DETENTION BASIN)
(NOT TO SCALE)



OUTLET	L	W1	W2
18" PIPE	13 FT	5 FT	10 FT
8" PIPE	10 FT	2 FT	6 FT

Page 3

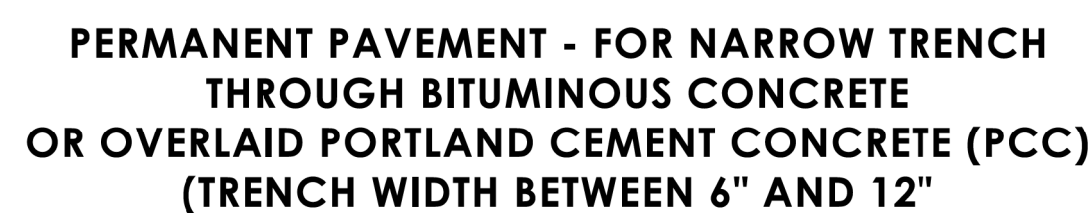




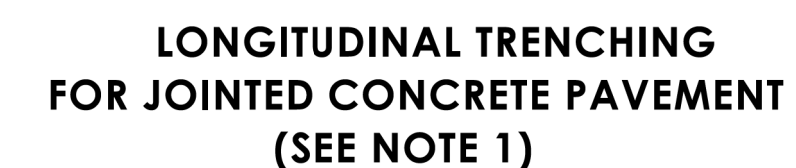
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PLOTTED DATE: 10/23/2024

			DATE: AUGUST 11, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. MISC-006
			SCALE: AS NOTED					DRAWING TITLE: CITY OF BRISTOL STREETSCAPE DETAILS	SHEET NO. 14
REV.	DATE	REVISION DESCRIPTION							



a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"

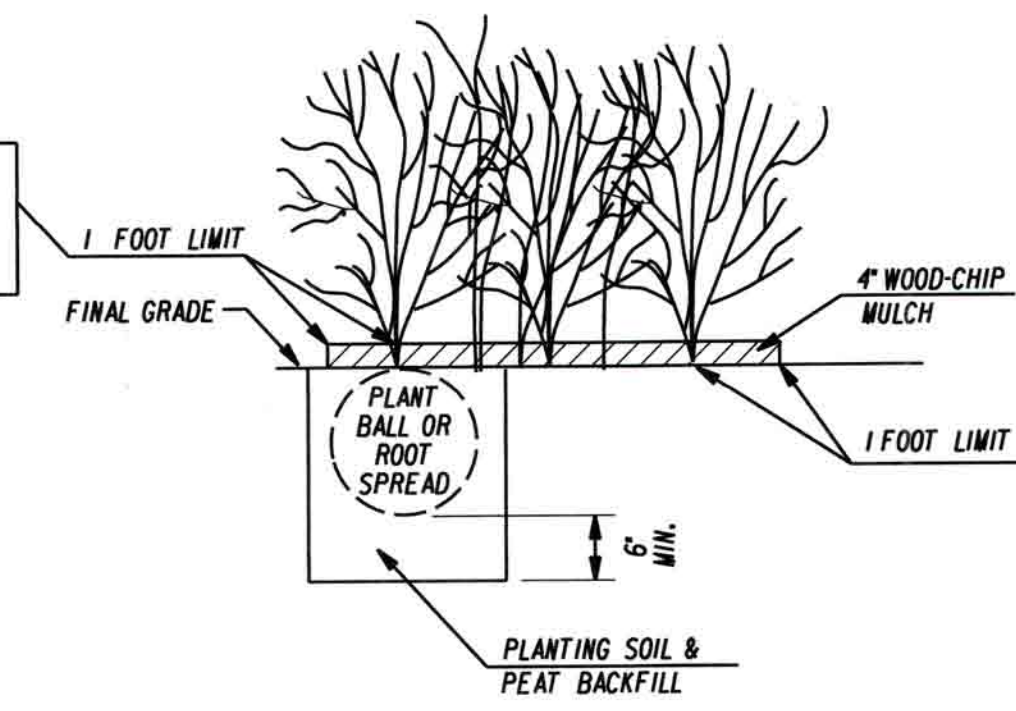


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PLOTTED DATE: 10/30/2024

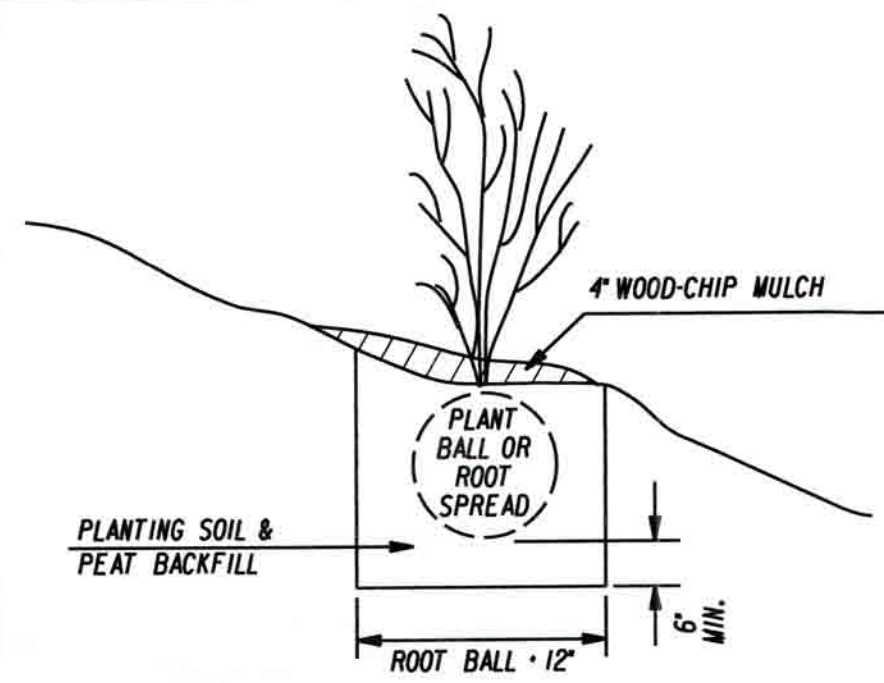
15

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



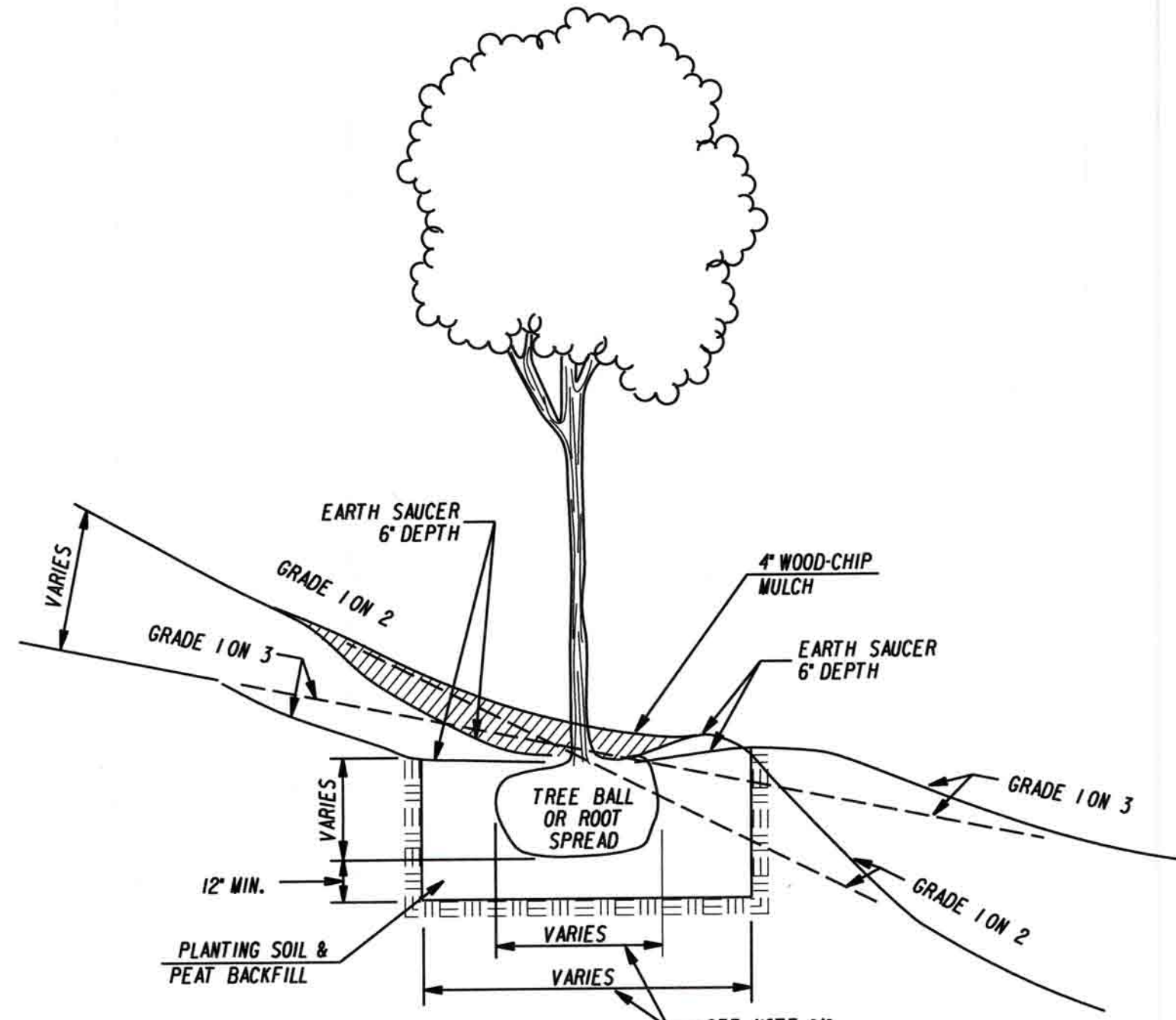
SHRUB PLANTING IN BEDS



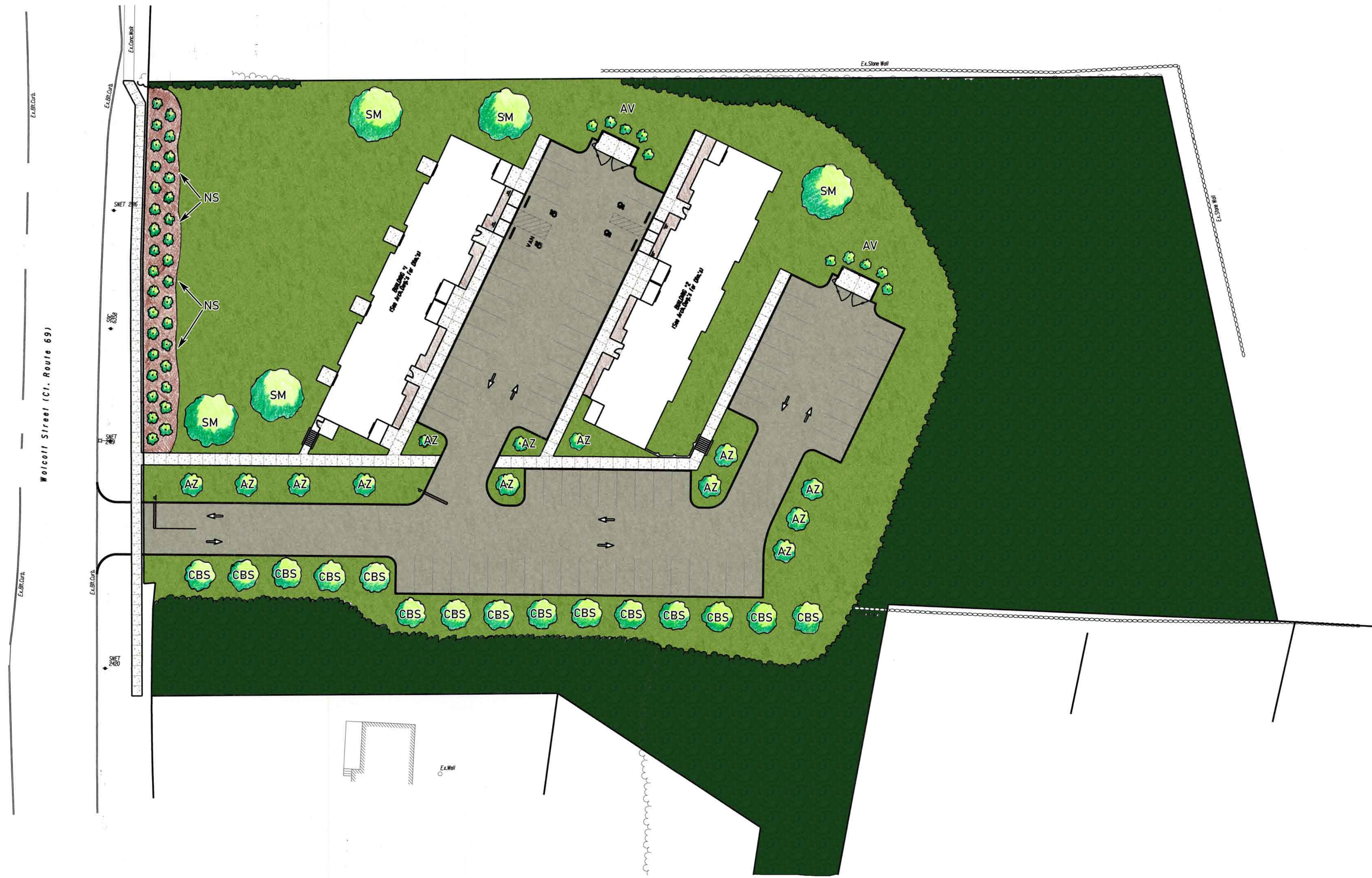
SECTION
SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION
TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition
NS	33	Picea abies Columnar Norway Spruce	6 Foot	Height
SM	5	Acer Saccharum Green Mountain Sugar Maple	2" - 2 1/2"	Caliper
AV	10	Thuja occidentalis Emerald Green Arborvitae	4	Foot
AZ	13	Rododendron / Robelzea Autumn Bonfire Azalea / Deleware	3	Gallon
CBS	15	Picea pungens Colorado Blue Spruce	7 Foot	Height

DATE:
JULY 21, 2025

SCALE:
SCALE IN FEET
0 30 60
SCALE 1"=30'

D P S
DEVELOPMENT PLANNING
SOLUTIONS LLC

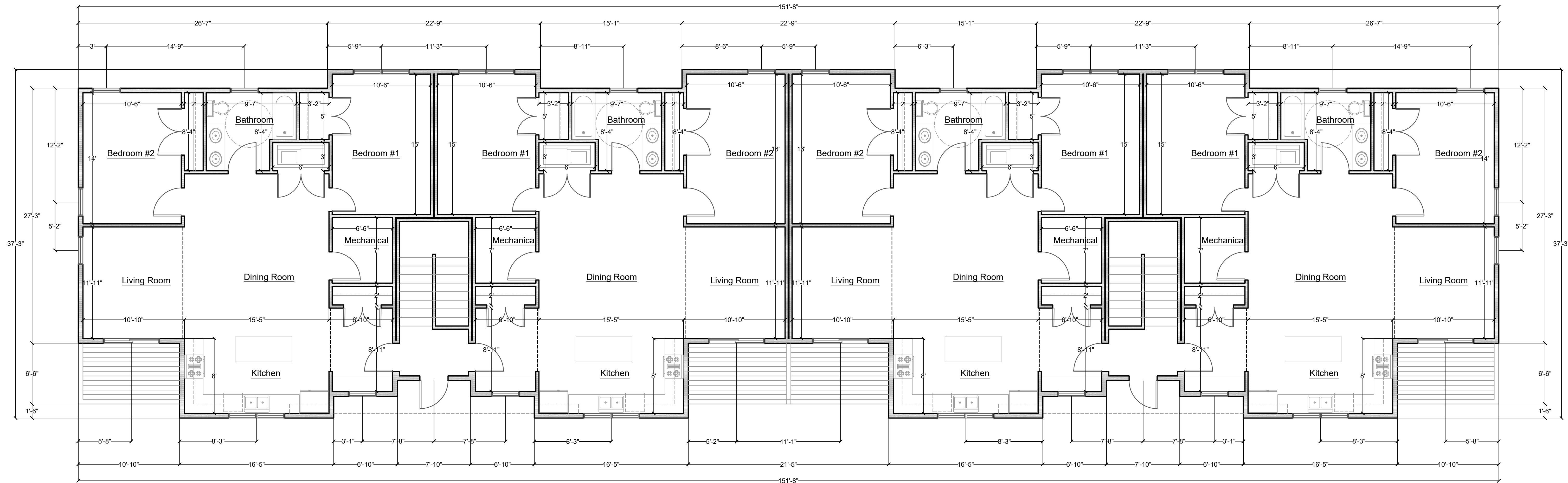
Charlie Talmadge
Development Planning Solutions LLC
223 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

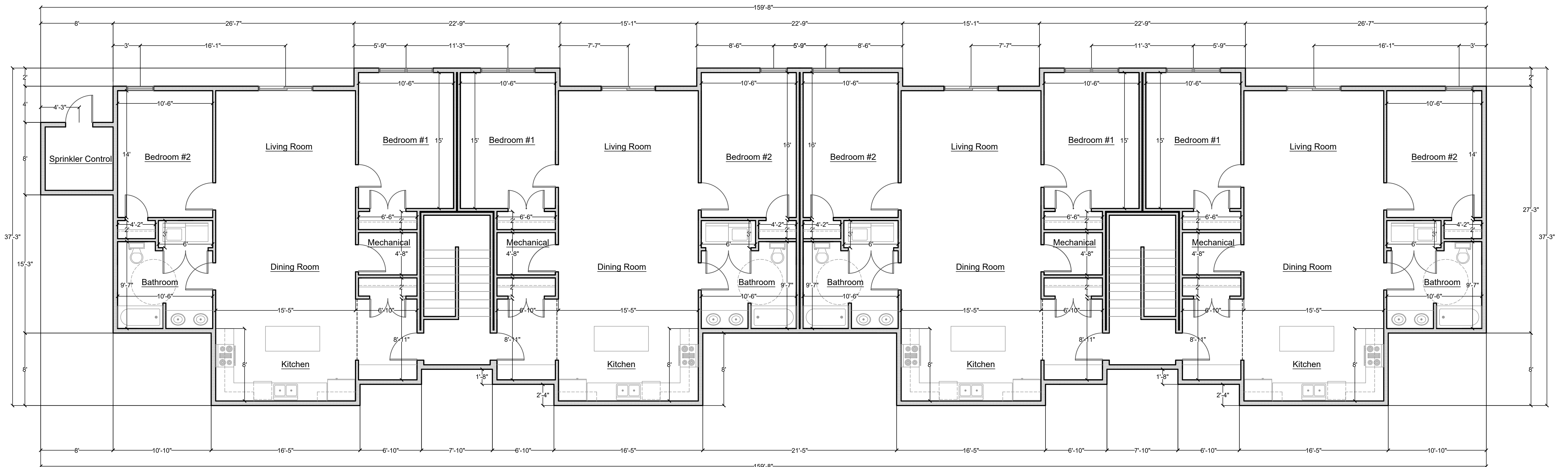
ASSESSOR'S MAP/LOT:
7/45
DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO.
SHEET NO.
L2.0

REV.	DATE	REVISION DESCRIPTION



Main Level Plan



Lower Level Plan



North Elevation



West Elevation

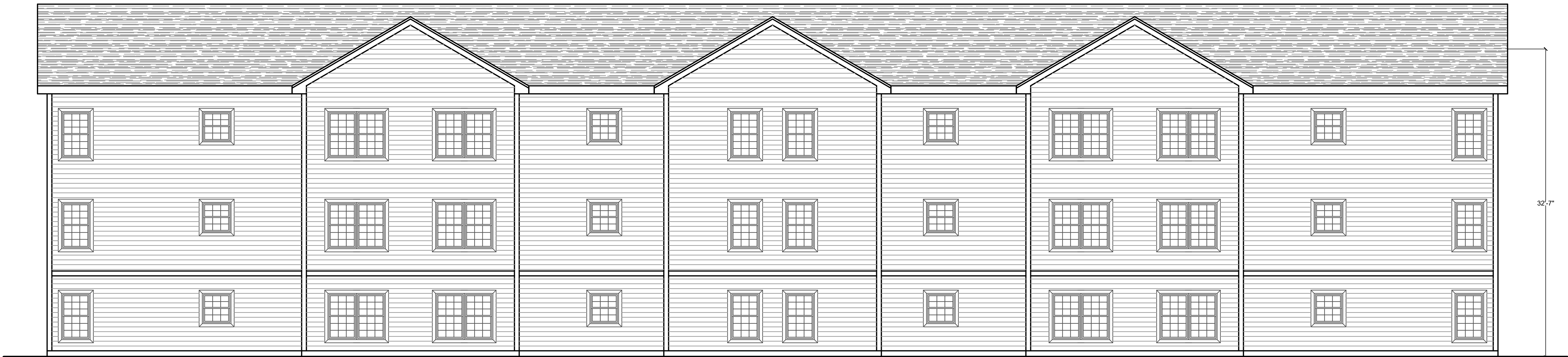


East Elevation



South Elevation

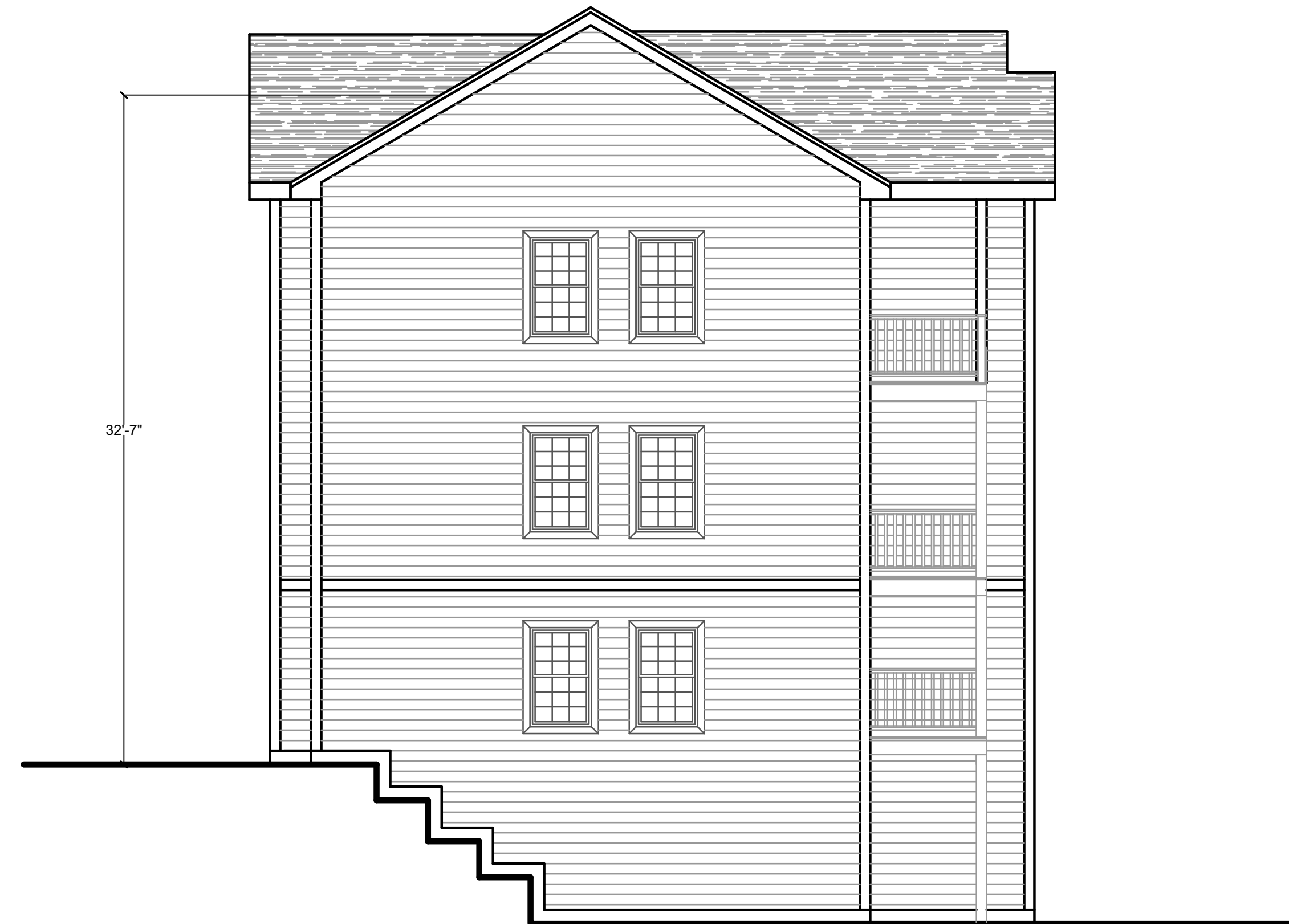




South Elevation



West Elevation

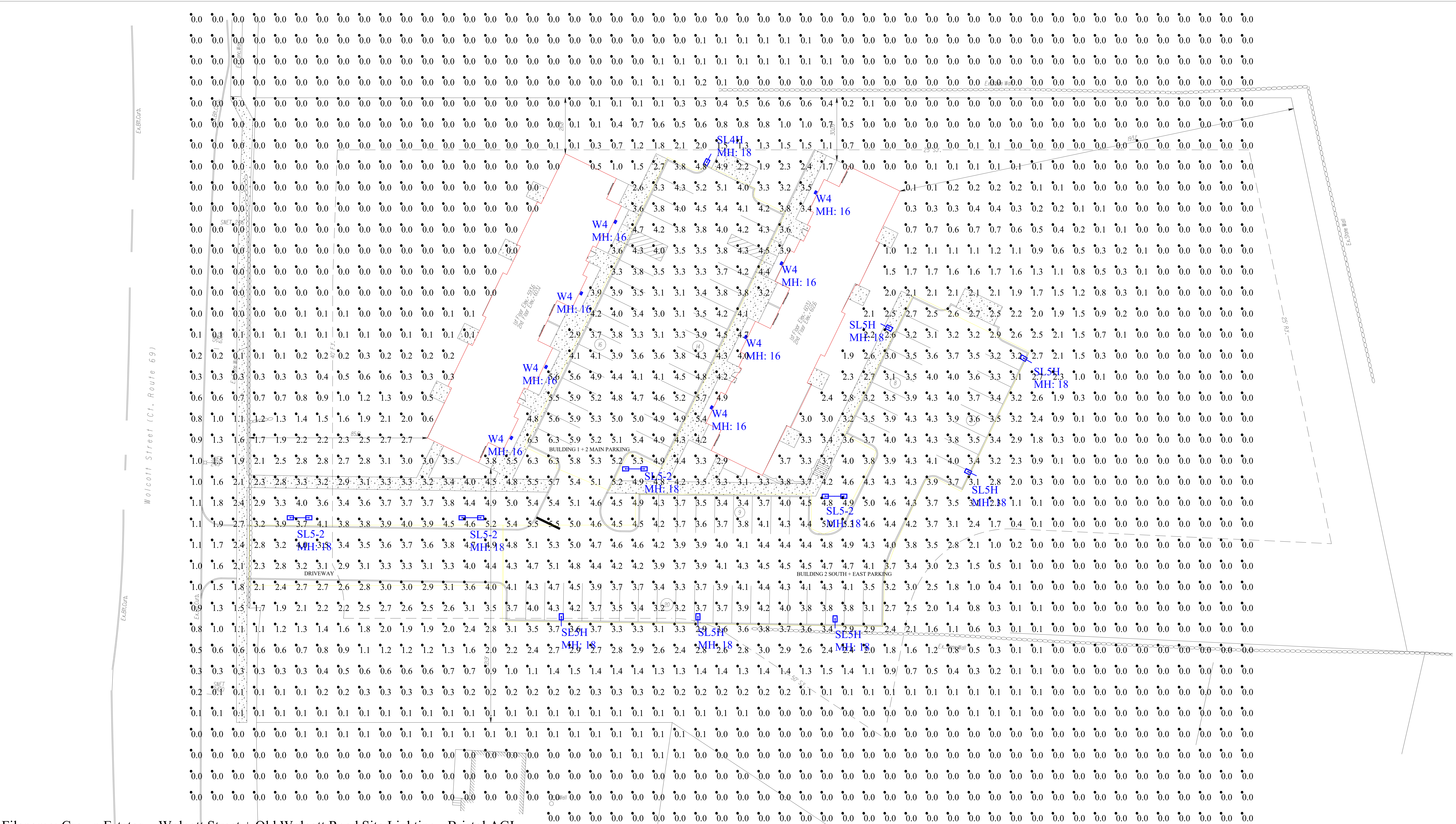


East Elevation

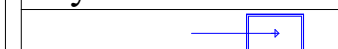
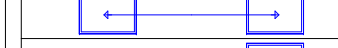


North Elevation

Photometric Diagram and Lighting Details



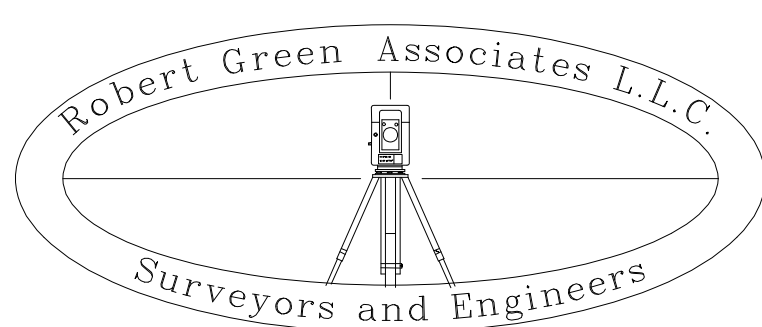
Filename: Crown Estates - Wolcott Street + Old Wolcott Road Site Lighting - Bristol.AGI

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description	
	1	SL4H	Single	11968	123.9373	0.900	B1-U0-G3	18	Lithonia DSX1 LED P4 30K 80CRI TFTM MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE	
	4	SL5-2	Back-Back	16293	138.16	0.900	B5-U0-G3	18	Lithonia DSX1 LED P5 30K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE	
	6	SL5H	Single	12893	165.2497	0.900	B3-U0-G3	18	Lithonia DSX1 LED P6 30K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE	
	8	W4	Single	6778	48.25	0.900	B1-U0-G2	16	Lithonia DSXW1 P6 30K TFTM MVOLT BBW PIRH DBLXD	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
SITE	Illuminance	Fc	1.20	6.3	0.0	N.A.	N.A.		
BUILDING 1 + 2 MAIN PARKING	Illuminance	Fc	4.34	6.3	3.0	1.45	2.10		
BUILDING 2 SOUTH + EAST PARKING	Illuminance	Fc	3.95	5.3	2.5	1.58	2.12		
DRIVEWAY	Illuminance	Fc	3.29	4.9	2.1	1.57	2.33		

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com



CROWN ESTATES
WOLCOTT STREET & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

SITE LIGHTING
PHOTOMETRIC PLAN

LP-1



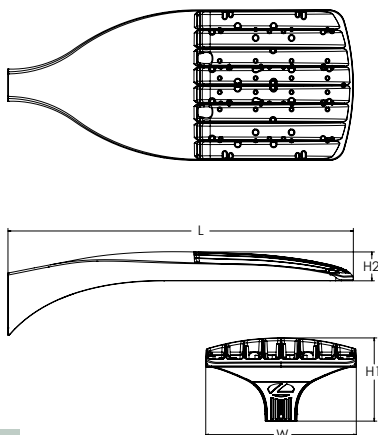
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog
Number

Notes

Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8} 120 ^{16,26} 208 ^{16,26} 240 ^{16,26} 277 ^{16,26} 347 ^{16,26} 480 ^{16,26}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling ⁹ RPA5 Round pole mounting #5 drilling ⁹ SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PERS Five-pin receptacle only (controls ordered separately) ^{14,21}	PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21} FAO Field adjustable output ^{15,21} BL30 Bi-level switched dimming, 30% ^{16,21} BL50 Bi-level switched dimming, 50% ^{16,21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,21} Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁵ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 01/28/25
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

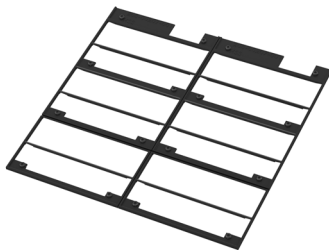
NOTES

- 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.
- MVOLT 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 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 or P10. XVOLT not available with fusing (SF or DF).
- 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 AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. 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, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- 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 EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



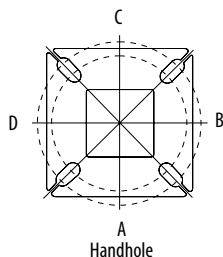
External Glare Shield (EGSR)



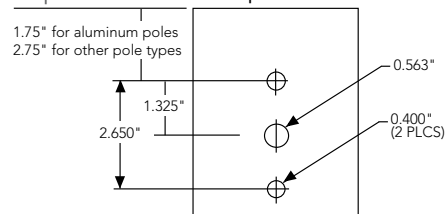
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



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"

DSX1 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						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



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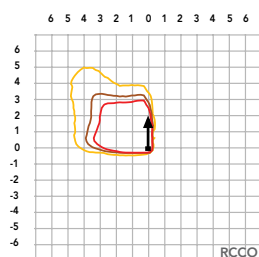
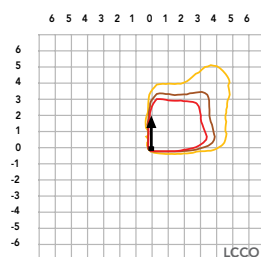
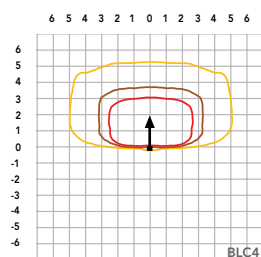
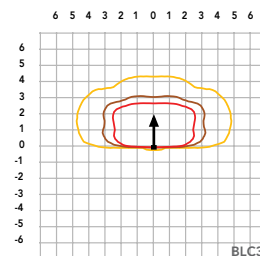
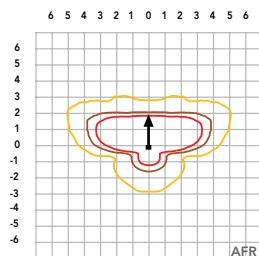
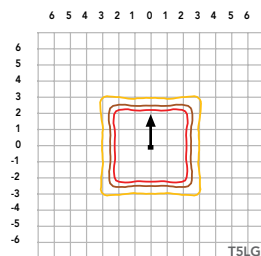
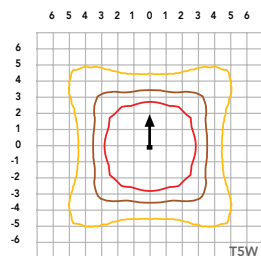
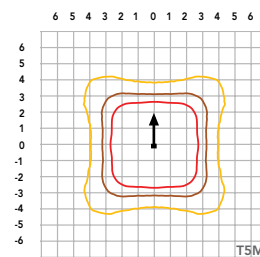
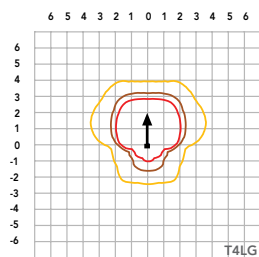
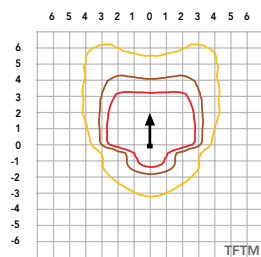
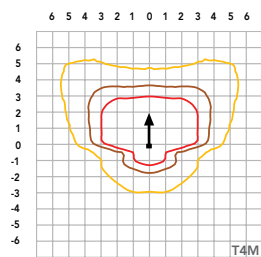
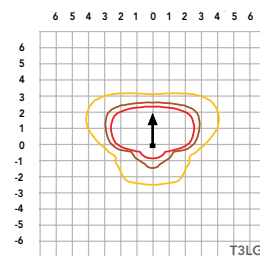
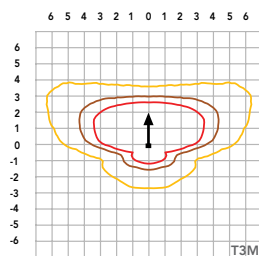
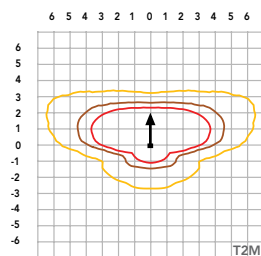
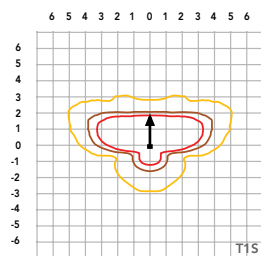
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

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
25°C	77°F	1.00
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	0.95
50,000	0.90
100,000	0.81

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 maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

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 over-ride 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



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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	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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	
P4	124W	30	1250	T1S	16,416	2	0	3	132		17,109	2	0	3	138		17,442	2	0	3	141	
				T2M	15,207	3	0	4	123		15,849	3	0	4	128		16,158	3	0	4	130	
				T3M	15,383	2	0	4	124		16,032	2	0	4	129		16,345	2	0	4	132	
				T3LG	13,742	2	0	2	111		14,321	2	0	2	116		14,600	2	0	2	118	
				T4M	15,613	2	0	4	126		16,272	2	0	4	131		16,589	2	0	4	134	
				T4LG	14,200	2	0	2	115		14,799	2	0	2	119		15,087	2	0	2	122	
				TFTM	15,721	2	0	4	127		16,384	2	0	4	132		16,703	2	0	4	135	
				T5M	16,063	4	0	2	130		16,741	4	0	2	135		17,067	4	0	2	138	
				T5W	16,324	5	0	3	132		17,013	5	0	3	137		17,344	5	0	3	140	
				T5LG	16,110	3	0	2	130		16,790	4	0	2	135		17,117	4	0	2	138	
				BLC3	11,190	0	0	3	90		11,662	0	0	3	94		11,889	0	0	3	96	
				BLC4	11,557	0	0	3	93		12,044	0	0	3	97		12,279	0	0	3	99	
				RCCO	11,291	1	0	3	91		11,767	1	0	3	95		11,996	1	0	3	97	
				LCCO	11,291	1	0	3	91		11,767	1	0	3	95		11,996	1	0	3	97	
				AFR	16,416	2	0	3	132		17,109	2	0	3	138		17,442	2	0	3	141	
P5	138W	30	1400	T1S	18,052	2	0	3	131		18,814	2	0	3	136		19,180	2	0	3	139	
				T2M	16,723	3	0	4	121		17,428	3	0	4	126		17,768	3	0	4	129	
				T3M	16,917	3	0	4	122		17,630	3	0	4	128		17,974	3	0	4	130	
				T3LG	15,111	2	0	2	109		15,749	2	0	2	114		16,055	2	0	2	116	
				T4M	17,169	3	0	5	124		17,893	3	0	5	130		18,242	3	0	5	132	
				T4LG	15,615	2	0	2	113		16,274	2	0	2	118		16,591	2	0	2	120	
				TFTM	17,288	2	0	4	125		18,017	2	0	5	130		18,368	3	0	5	133	
				T5M	17,664	5	0	3	128		18,410	5	0	3	133		18,768	5	0	3	136	
				T5W	17,951	5	0	3	130		18,708	5	0	3	135		19,073	5	0	3	138	
				T5LG	17,716	4	0	2	128		18,463	4	0	2	134		18,823	4	0	2	136	
				BLC3	12,305	0	0	3	89		12,824	0	0	3	93		13,074	0	0	3	95	
				BLC4	12,709	0	0	4	92		13,245	0	0	4	96		13,503	0	0	4	98	
				RCCO	12,416	1	0	3	90		12,940	1	0	3	94		13,192	1	0	3	95	
				LCCO	12,416	1	0	3	90		12,940	1	0	3	94		13,192	1	0	3	95	
				AFR	18,052	2	0	3	131		18,814	2	0	3	136		19,180	2	0	3	139	
P6	165W	40	1250	T1S	21,031	2	0	3	127		21,918	2	0	3	133		22,345	2	0	3	135	
				T2M	19,482	3	0	4	118		20,303	3	0	4	123		20,699	3	0	4	125	
				T3M	19,708	3	0	5	119		20,539	3	0	5	124		20,939	3	0	5	127	
				T3LG	17,604	2	0	2	107		18,347	2	0	2	111		18,704	2	0	2	113	
				T4M	20,001	3	0	5	121		20,845	3	0	5	126		21,251	3	0	5	129	
				T4LG	18,191	2	0	2	110		18,959	2	0	2	115		19,328	2	0	2	117	
				TFTM	20,140	3	0	5	122		20,989	3	0	5	127		21,398	3	0	5	129	
				T5M	20,579	5	0	3	125		21,447	5	0	3	130		21,865	5	0	3	132	
				T5W	20,912	5	0	3	127		21,795	5	0	3	132		22,219	5	0	3	134	
				T5LG	20,638	4	0	2	125		21,509	4	0	2	130		21,928	4	0	2	133	
				BLC3	14,335	0	0	3	87		14,940	0	0	3	90		15,231	0	0	3	92	
				BLC4	14,805	0	0	4	90		15,430	0	0	4	93		15,731	0	0	4	95	
				RCCO	14,464	1	0	3	88		15,074	1	0	3	91		15,368	1	0	3	93	
				LCCO	14,464	1	0	3	88		15,074	1	0	3	91		15,368	1	0	3	93	
				AFR	21,031	2	0	3	127		21,918	2	0	3	133		22,345	2	0	3	135	

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
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

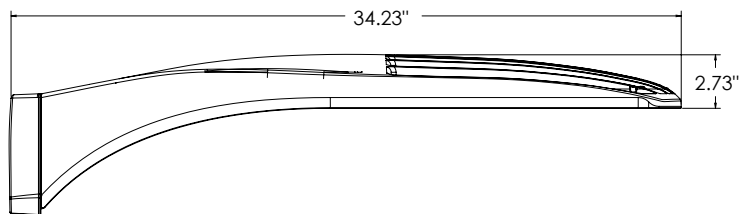
Lumen Output

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.

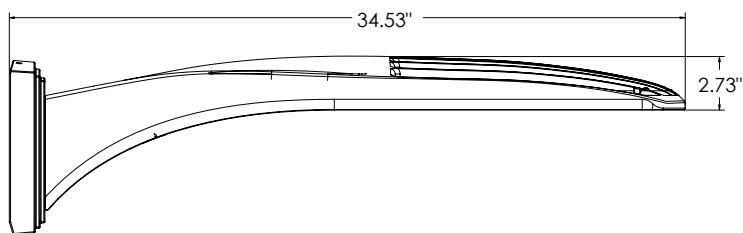
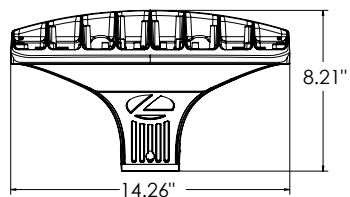
Rotated Optics

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	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

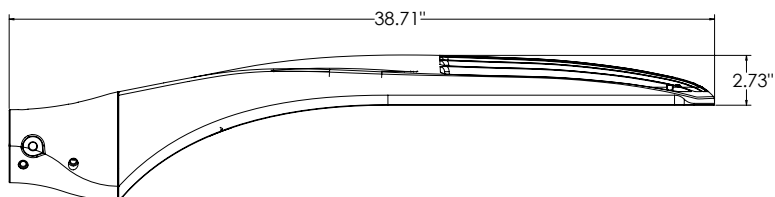
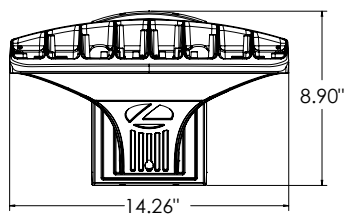
Dimensions



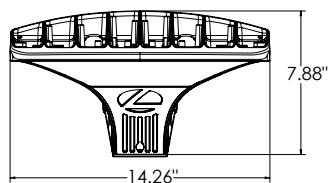
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



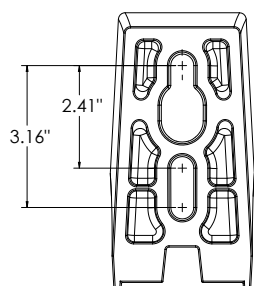
DSX1 with WBA mount
Weight: 38 lbs



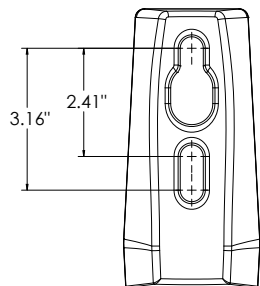
DSX1 with MA mount
Weight: 39 lbs



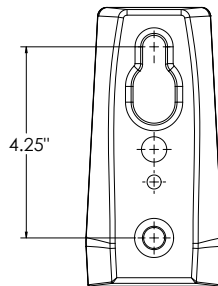
SPA (STANDARD ARM)



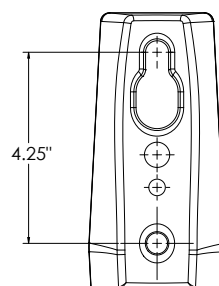
RPA



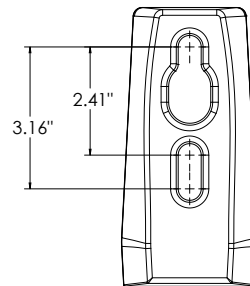
SPA5



RPA5

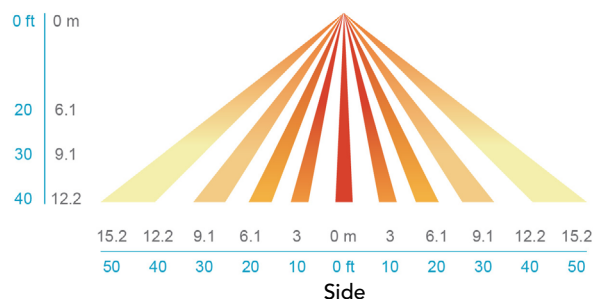
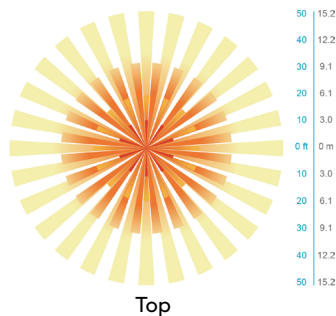
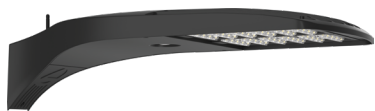


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

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 drivers are 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 for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 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 standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 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 configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 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 DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells 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 DSX1 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 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.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

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

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.



d#series

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

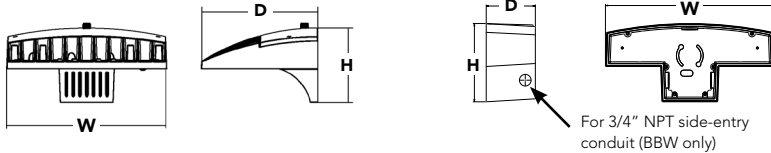
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED									
Series	Lumen Package	CCT	CRI	Distribution		Voltage	Mounting	Control Options	
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S	Type 2 Short	MVOLT	SRM Surface mounting bracket	Shipped installed	
	P2 2200 Lumens	30K 3000K	80CRI 80CRI ²	T2M	Type 2 Medium	120 ⁵		PE	Photoelectric cell, button type ⁸
	P3 3200 Lumens	35K 3500K	AMCRI Amber CRI	T3LG	Type 3 Low Glare ⁴	208 ⁵	BBW Surface-mounted back box (for conduit entry) ⁷	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T3M	Type 3 Medium	240 ⁵		PIR	180° motion/ambient light sensor, <15' mtg ht ⁹
	P5 5200 Lumens	50K 5000K		T4M	Type 4 Medium	277 ⁵		PIRH	180° motion/ambient light sensor, 15-30' mtg ht ⁹
	P6 7200 Lumens	57K 5700K		TFTM	Forward Throw Medium	347 ^{5,6}		PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹
	P7 10000 Lumens	AMBPC Amber PC ³ AMBLW Amber LW ^{1,3}		BLC3	Back Light Control Type 3 ⁴	480 ^{5,6} HVOLT ⁶		PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹
				BLC4	Back Light Control Type 4 ⁴			E20WC	20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant ¹⁰
								E10WH	10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ¹⁰

Other Options		Finish (required)	
Shipped installed	Shipped separately¹²	DDBXD	Dark bronze
SF Single fuse (120, 277 or 347V) ^{5,11}	BSW Bird-deterrent spikes	DBLXD	Black
DF Double fuse (208, 240 or 480V) ^{5,11}	VG Vandal guard	DNAXD	Natural aluminum
HS House-side shield ¹²	DDL Diffused drop lens	DWHXD	White
SPD Separate surge protection		DSSXD	Sandstone
		DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

- Only available with P1 and P6 Packages.
- Not available with 57K.
- Only Available with AMCRI.
- Not available with HS Option.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.

- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3. Not available with DMG.
- Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
- Not available with E20WC and E10WH.
- Also available as a separate accessory; see Accessories information.



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DSXW1-LED
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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

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
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform 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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Motion Sensor Default Settings

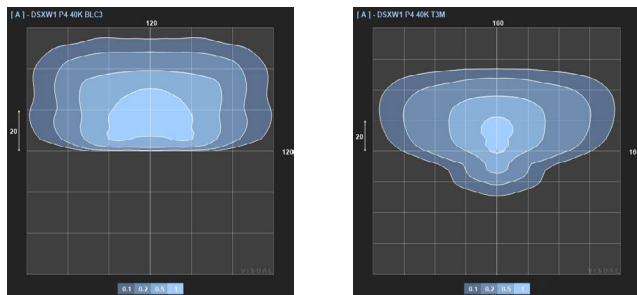
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



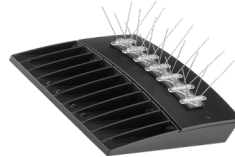
Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-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. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

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 textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

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



COMMERCIAL OUTDOOR

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DSXW1-LED
Rev. 12/12/24

Subdivision Status Report																															
Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes				
												Performance Bond ⁽⁴⁾		Maintenance Bond																	
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other			
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2026								x									
									Jun 25, 2027				Feb 20, 2009	Mar 08, 2019	\$583,660																
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x							
									May 30, 2028				Aug 06, 2018	May 30, 2020	\$59,370																
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	x			
									Oct 24, 2028				Aug 06, 2019	Apr 01, 2021	\$127,075																
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x					x		
									Oct 24, 2028				Aug 06, 2019	Oct 27, 2021	\$1,725																
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x							
									Oct 24, 2028				Aug 06, 2019	Mar 24, 2022	\$4,025																
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
									Oct 24, 2028				Aug 06, 2019	Sep 26, 2022	\$34,500																
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																				
									Oct 24, 2025				Aug 06, 2019																		
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a																x	
									Aug 29, 2028				Jun 11, 2019	Aug 26, 2020	\$202,075																
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x											
									Aug 25, 2026				May 04, 2022	Jul 18, 2022	\$9,600																
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				\$175,052			x	x	x	x		x	x	x								
									Aug 25, 2026				May 04, 2022	Feb 24, 2025	\$175,052																
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																	
									Feb 23, 2027				Apr 05, 2022	Feb 23, 2022	n/a																
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																	
									Apr 27, 2027				May 25, 2022	Apr 27, 2024	n/a																
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x		x	x	x	x	x							
									Aug 28, 2028				May 09, 2024	Jan 29, 2025	\$106,066																

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable