

Southern Tier Affordable Housing (Phase 1) DRI 730

Martha's Vineyard Commission
Public Hearing
Jan. 5, 2023

Southern Tier Affordable Housing (Phase 1)

Applicant: Affirmative Investments / Island Housing Trust (Affirmative/IHT)
Owner: Oak Bluffs Resident Homesite Committee
Permits: ZBA (comprehensive permit), building permit, board of health
Checklist: 4.1a (5 or more dwelling units) – Mandatory referral requiring MVC concurrence

LUPC: 11/28/22

Applicant opted to go straight to hearing

Trailhead Southern Woodlands Reservation

**Featherstone
Center for the Arts**

Pecoy Point Preserve

Island Alpaca Company

Goodale Construction Company, Inc

Tilton Tents and Party Rentals

Island Wide Youth Collaborative

Southern Woodlands
Parking (County Road)

Efficient Housekeeping Martha's Vineyard

Camp Duarte

Vineyard Family Tennis

YMCA of Martha's Vineyard Ice Arena

Martha's Vineyard
Regional High School

**Buckley's
Gourmet Catering**

Coblyn Realty:
Martha's Vineyard

Jardin Mahoneys

SRS-Grunden Pottery

Vineyard
Baseball Park

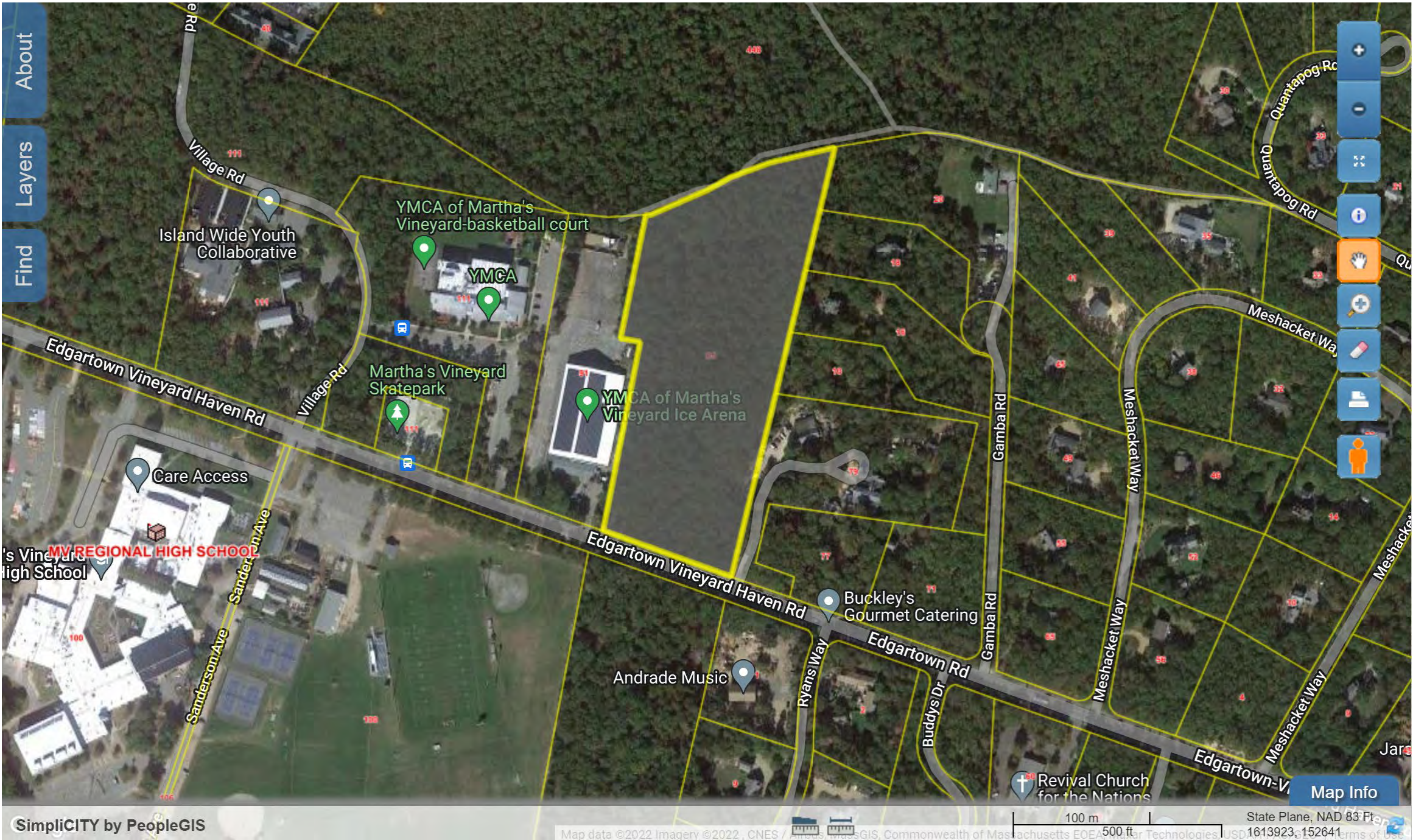
Shine Bright Cleaning Services

**Manuel F.
Correllus
State Forest**

Mass Audubon
Neck Wildlife San

Shoreline Management

Map Info

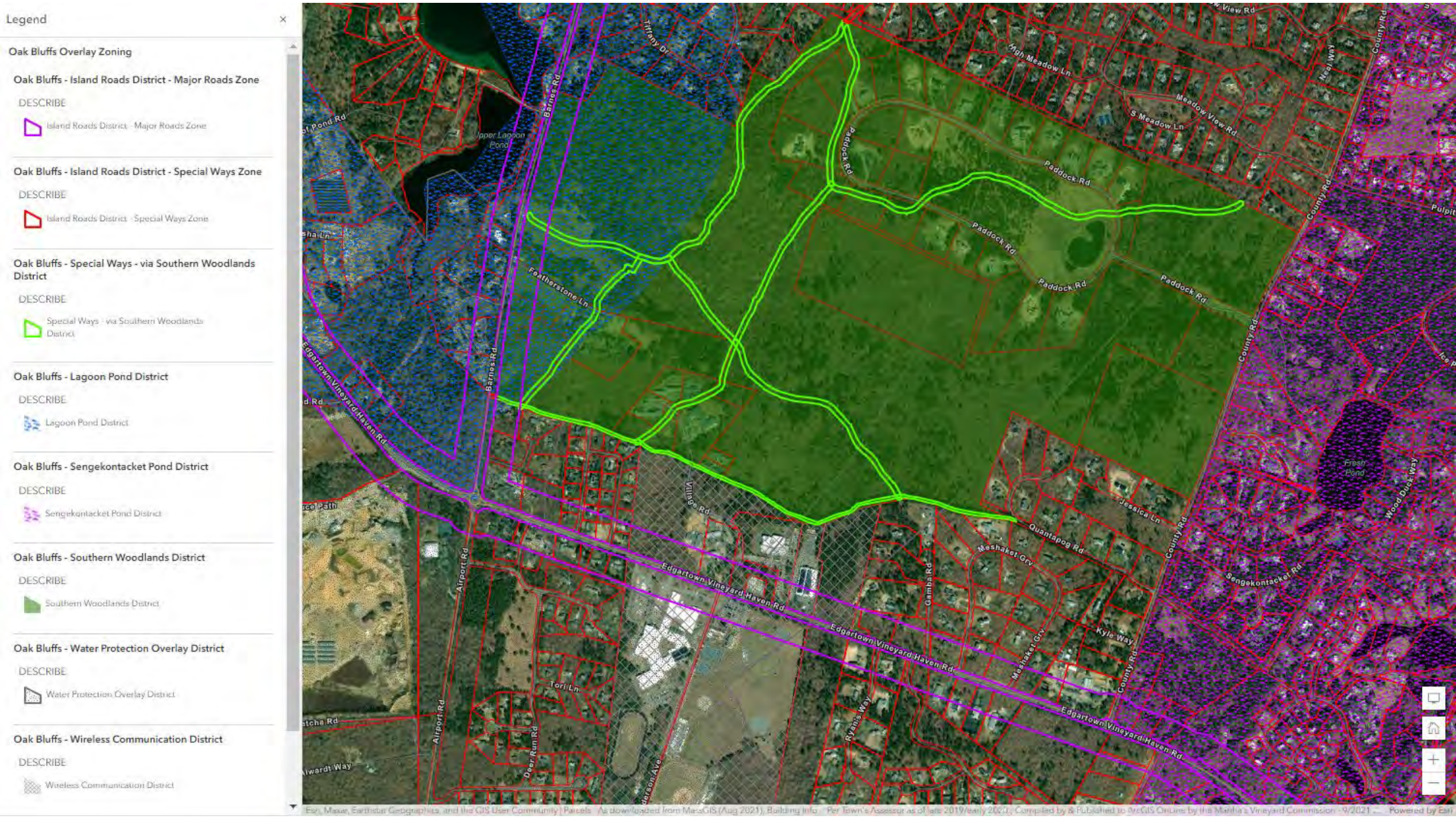


Southern Tier
Wider Angle Locus Map



Surrounding land uses

- Residential and public/community uses in the R3 district, including MV Arena, YMCA, MV Regional High School, MV Community Services, and Martha's Vineyard Skate Park.
- R4 district to the north, including Woodside Village, 190 acres owned by the MV Land Bank (Southern Woodlands DCPC), and Old Holmes Hole Road (Special Way).
- The portion of the property along Edgartown-VH Road is within the Island Road DCPC.



Oak Bluffs Overlay Zoning

Oak Bluffs - Island Roads District - Major Roads Zone

DESCRIBE

 Island Roads District - Major Roads Zone


Oak Bluffs - Island Roads District - Special Ways Zone

DESCRIBE

 Island Roads District - Special Ways Zone

Oak Bluffs - Special Ways - via Southern Woodlands District

DESCRIBE

 Special Ways - via Southern Woodlands District


Oak Bluffs - Lagoon Pond District

DESCRIBE

 Lagoon Pond District


Oak Bluffs - Sengokontacket Pond District

DESCRIBE

 Sengokontacket Pond District

Oak Bluffs - Southern Woodlands District

DESCRIBE

 Southern Woodlands District

Oak Bluffs - Water Protection Overlay District

DESCRIBE

 Water Protection Overlay District

Oak Bluffs - Wireless Communication District

DESCRIBE

 Wireless Communication District



Project history

- The town of Oak Bluffs issued a request for proposals in 2021 to create up to 60 units of housing on 7.8 acres of town-owned land, and selected Affirmative/IHT to develop the property in two phases.
- The property is identified in the Oak Bluffs Housing Production Plan and Oak Bluffs Master Plan as a possible site for affordable housing.
- The town has committed \$450,000 in CPA and Housing Trust Fund allocations for the development.
- The MVC approved a similar affordable housing development on Meshacket Road in Edgartown in November 2022.
- The current DRI application is only for phase 1, although the applicant is open to proposing phase 2 at the same time.

Project history

- The property abuts the Southern Woodlands DCPC to the north, where the town has nearly completed land-swap agreement with the MV Land Bank that would allow it to potentially develop additional affordable housing on an approximately 24-acre parcel just north of the project site.
- The Oak Bluffs Affordable Housing Committee has provided additional information about the status of the future project.
 - Land swap signed into law in 2022, deeds not yet finalized.
 - RFP included requirement to plan for road access.
 - No current plans for when the land will be developed, the number of units, or if the development will be phased.
 - Property contains NHESP Priority Habitat, which may limit the acreage available for development and the availability of town sewer.



Proposal

Phase 1 of the project is to develop 45 units of multi-family rental housing (total of 85 bedrooms) that will be affordable to residents with incomes between 30% and 110% of AMI, along with a community building, walking paths, passive recreation spaces, and 68 parking spaces.

According to the applicant, the overall buildout including both phases will include a total of 60 homes and 90 parking spaces. However, the current DRI is only for phase 1.

Proposed building types:

- 3-unit walk-up – 5 buildings, total of 10 1-bedroom units and 5 3-bedroom units
- 6-unit walk-up – 5 buildings, total of 30 2-bedroom units
- Community building with management office and community space

Proposal

Phase 2 (for context):

- Phase 2 will occur in conjunction with the completion of an expanded sewer system for Oak Bluffs and the allocation of sewer capacity to the Southern Tier.
- There will be 15 units, designed in a similar architectural fashion as phase I, although the sizes have not been determined.
- The Natural Heritage and Endangered Species Program determination letter accounts for the limit of work for both phases.

New material since 11/28/22

- Revised civil engineering plan set ([1](#) and [2](#)), including detailed landscape plans
- [Stormwater Analysis and Drainage Report](#)
- [Stormwater Management Operations and Maintenance Guide](#)
- [Revised nitrogen calculation and mitigation proposal](#)
- [Howard Stein Hudson traffic memo](#)
- [Applicant presentation to LUPC](#)
- [Applicant response to LUPC questions](#)
- [Additional locus map](#)
- [Plant list with larger font](#)
- [Statement from Oak Bluffs Affordable Housing Committee regarding status of land swap and further development](#)
- [Initial offers](#)
- [Letter from Healthy Aging MV](#)
- [Updated staff report](#)

PROGRAM

Rental Units



(5) 3-Unit Manor Houses (2 Stories)
(10) 1BR Units & (5) 3BR Units

A



(5) 6-Unit Manor Houses (3 Stories)
(30) 2BR Units

B

(45) Total Rental Units
(10) 1BR, (30) 2BR, (5) 3BR

(68) Total Parking Spaces (1.5/du)



Design – Proposed

Planning concerns

- Wastewater
- Stormwater
- Environment/habitat
- Traffic and transportation
- Energy
- Housing
- Character and identity
- Landscape and lighting

Wastewater

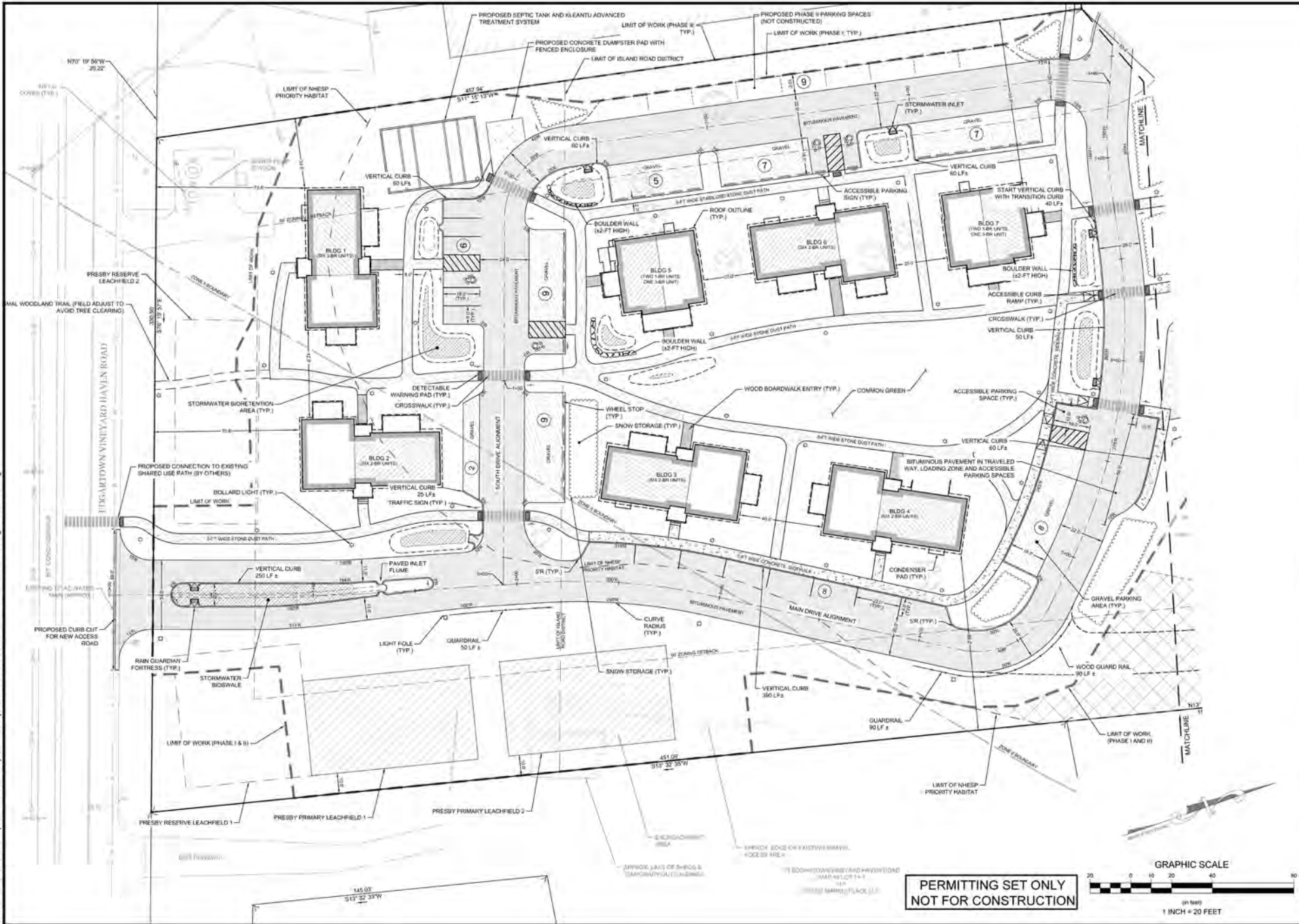
- The property is located in the watershed of Sengkontacket Pond, which is impaired, and has a nitrogen loading limit of 15.72 kg/year.
- Accounting for 85 bedrooms, landscaping, impervious area, the project will generate 47.9 kg/year. To mitigate the overage, the applicant plans to either permanently restrict other developable land in the watershed or upgrade other Title V septic systems to NitROE systems, per the MVC Water Quality Policy.
- Phase 1 would include a NitROE denitrifying septic system and Presby Advanced Enviro-Septic leaching field. The project would also include the installation of a sewer main under the access road for use in phase 2.
- The applicant has stated that phase 2 cannot be built until it is able to connect to the sewer. Pending the town's expansion of its sewer capacity, the project as a whole may be able to connect to the sewer in the future.
- The project will be on town water.

Stormwater

According to the applicant:

- *Stormwater will be collected and treated for the proposed development with a series of green stormwater infrastructure practices which will include water quality swales and bioretention areas for pretreatment of the pavement areas runoff.*
- *The bioretention areas will utilize a sediment forebay or pretreatment structure for sediment removal.*
- *Stormwater runoff from the bioretention areas for larger storm events will be conveyed to several underground infiltration chambers (UICs), as noted on the site plan.*
- *Roof runoff will also be conveyed to UICs spaced throughout the proposed development.*
- *The proposed practices utilize infiltration and meet or reduce all peak flows to predevelopment levels.*

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SOUTHERN TIER PERMIT PLANS
85 EDGARTOWN VINEYARD HAVEN ROAD
OAK BLUFFS, MASSACHUSETTS

SITE PLAN 1

Prepared by:
Affirmative Investments, Inc.
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Oak Bluffs, MA 02557
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Fax: 508-333-3100
Email: info@affirmativeinvestments.com

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Boston, MA 02111
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Email: info@horsleywitten.com



Project Number: 22008
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Date: February 15, 2022
C - 6

Stormwater

- A Stormwater Analysis and Drainage Report has been provided, along with a Stormwater Management Operations and Maintenance Guide.
- The applicant has stated that the project will utilize standard bituminous concrete for the road. Some parking spaces would be concrete, and some compacted gravel. The walking paths would be stone dust with some areas of concrete.

Environment/habitat

- The property is currently undeveloped woodland contiguous with the Southern Woodland DCPC to the north.
- Most of the property is listed as NHESP Priority Habitat, and the entire property is listed as either Exceptional or Important in the MVC Open Space Guideline Data.
- The property is part of a wildlife corridor connecting the Southern Woodlands to the north with the State Forest to the south, although Edgartown-VH Road runs through that area.
- The project would disturb about 4.95 of the 7.8 acres (63%), with about 1.87 acres permanently protected, including for passive recreational use by residents.

Legend

Parcels with Building Info Joined_pv



NHESP Priority Habitat v15 Effective Aug 1 2021



Legend

Parcels with Building Info Joined_pv



MVC Open Space Guideline Data

Open Space Guideline Rating (draft 2018)

gridcode

- Exceptional (20 or more)
- Important (10 - 19)
- Advisable (1 - 9)
- Suitable (0 points)

Open Space Guideline Rating Layer (adopted 2005)

GRIDCODE

- Exceptional (20 or more)
- Important (10 - 19)
- Advisable (1 - 9)
- Suitable (0 points)



Environment/habitat

MassWildlife has provided a determination letter requiring conditions for phase 1, in order to avoid a prohibited take of state-listed species.

- Recordation: Prior to start of work, applicant shall record determination letter and plan in the Dukes County Registry of Deeds
- Symbolic Fencing: Prior to start of work, symbolic fencing shall be erected along the “Limit of Work (Phase I and II)” shown on the Plan and maintained throughout the construction period.
- Monumentation: Prior to start of work, applicant shall submit a plan to permanently monument the “Protected Open Space” shown on the Plan. Prior to start of work or as otherwise approved by the Division, monumentation shall be installed pursuant to the Division-approved plan. Said monumentation shall be maintained in good condition and repaired or replaced, as necessary.
- Compliance Report: Within thirty days of completion of work or as otherwise approved by the Division, applicant shall submit written confirmation to the Division documenting compliance with the conditions.
- Habitat Protection: Within one year of the start of work and prior to recording any instrument to transfer or protect the “Protected Open Space” shown on the Plan, applicant shall provide the Division with a plan for permanently protecting the “Protected Open Space” as open space and state-listed species habitat pursuant to Article 97 provisions.

Environment/habitat

According to the applicant:

- *It is expected that the majority of trees within the limit-of-work will be removed, with a comprehensive landscaping plan designed to re-establish a natural vegetation community within the development.*
- *Depending on the final site grading, it may also be possible to preserve small patches of existing vegetation as well. This general approach was driven by the desire to minimize the development footprint and preserve as much existing woodland as possible within the NHESP Priority Habitat area around the knoll, which will ultimately be protected by a conservation easement.*
- *We will review the existing vegetation once we have the roads and buildings staked to determine which vegetation can be preserved.*

Environment/habitat

MVC Open Space Preservation Policy

- Applies to DRIs that involve building projects on more than 3 acres, or subdivisions.
- Primary goal: “...to preserve the most significant parts of a property approved as a DRI as permanently protected open space by first identifying ... special natural and other features, and then by laying out the development to retain these features to the greatest possible extent.”
- Areas of open space to be preserved should be delineated first in the design process.

Environment/habitat

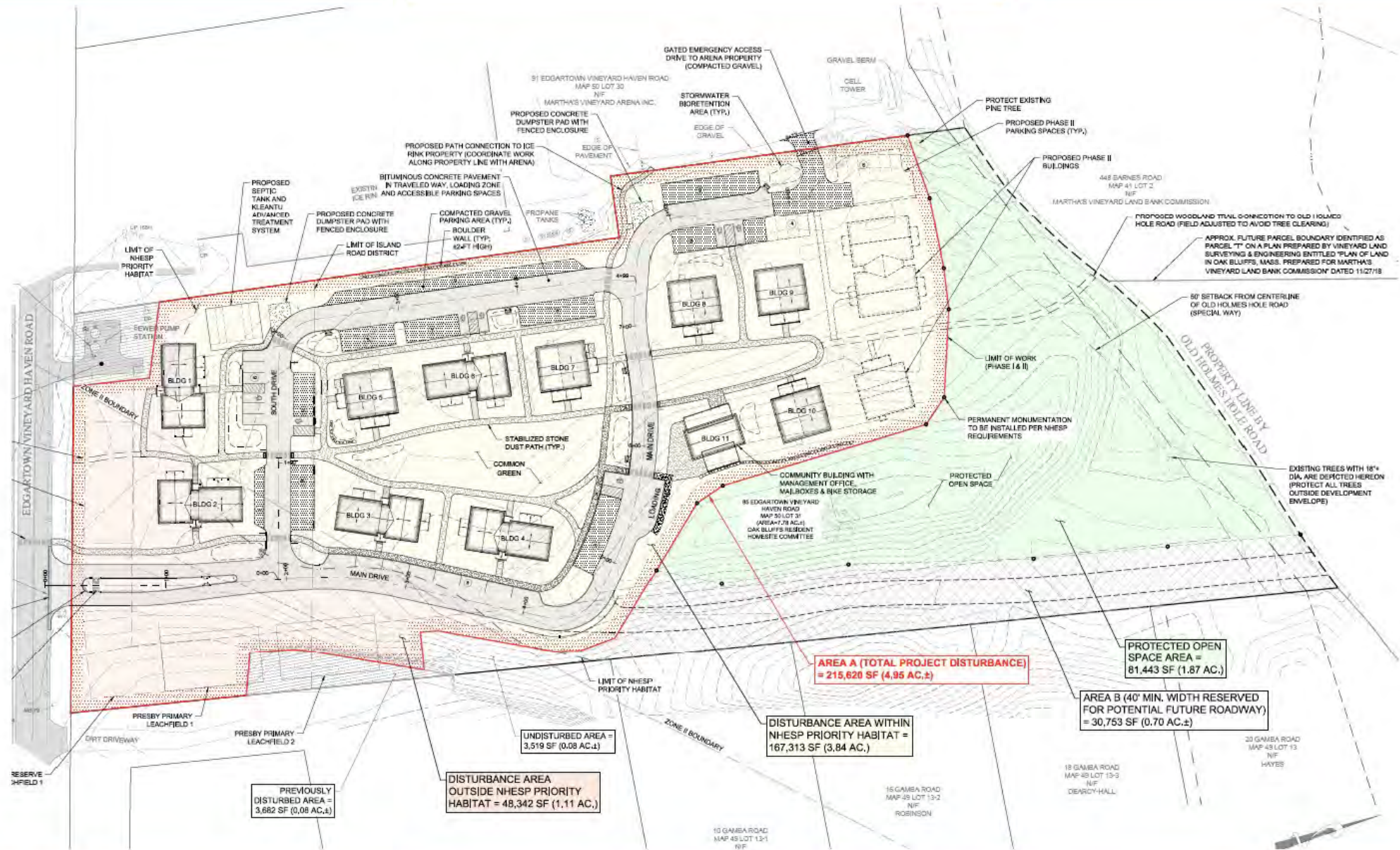
MVC Open Space Preservation Policy

- The entire property is listed as either Exceptional or Important open space in the MVC Open Space Guideline Data, which is intended as a reference in applying the Open Space Policy. About 156,765 ft² of the property is considered Exceptional, and about 183,082 ft² is considered Important.
- According to the policy, 80% of the Exceptional open space (125,412 ft²) and 60% of the Important open space (109,849 ft²) should be permanently preserved as part of the project.
- The project as proposed calls for 81,457 ft² to be permanently preserved.

Environment/habitat

MVC Open Space Preservation Policy

Open Space Quality (MVC Data)	Area	Percent to be Preserved Under Policy	Percent to be Preserved in Proposal
Exceptional	156,765 ft ²	80% (125,412 ft ²)	0% (0 ft ²)
Important	183,082 ft ²	60% (109,849 ft ²)	44% (81,457 ft ²)
Total	339,847 ft ²	69% (235,261 ft ²)	24% (81,457 ft ²)



Design – Protected Habitat

Traffic and transportation

- Access to the property will be from Edgartown-VH Road.
- A new access road will loop around a central area with five buildings and a common green, and extend north to the rear of the site and future location of two more possible buildings in phase 2.
- The plan calls for 68 parking spots along the access road in phase one (1.51 per unit).
- Walking paths will connect all parts of the property, as well as Old Holmes Hole Road to the north and the MV Arena and YMCA to the west.
- The community building will include an area for covered bike storage.

Plant Schedule 1

Key	Botanical Name	Common Name	Size	Spacing	
CANOPY TREES					
AR	2	Acer rubrum	Red Maple	2.5' cal	As Shown
NS	4	Nyssa sylvatica	Tupelo	2.5' cal	As Shown
QA	5	Quercus alba	White Oak	2.5' cal	As Shown
QO	7	Quercus coccinea	Scarlet Oak	2.5' cal	As Shown
QB	4	Quercus bicolor	Black Oak	1.5' cal	20' O.C.
QS	3	Quercus stellata	Post Oak	2.5' cal	As Shown
QV	6	Quercus velutina	Black Oak	2.5' cal	As Shown
UNDERSTORY TREES					
AA	3	Amelanchier alnifolia	Serviceberry	1.5' cal	15' O.C.
SAS	2	Sassafras albidum	Sassafras	42	20' O.C.
EVERGREEN TREE					
JE	3	Juniperus virginiana	Eastern Red Cedar	8' - 10' h	As Shown
PR	12	Pinus rigida	Pitch Pine	7-8' S&B	As Shown



Design - Landscape

Traffic and transportation

2021 Technical Memorandum by Howard Stein Hudson (HSH) for the Edgartown-VH Road corridor between Barnes and County Roads:

- Accounts for several planned projects in the corridor, including the Southern Tier housing project.
- Estimates that the project as a whole (including both phases) would generate a total of 384 daily trips (4.3% increase over annual average daily traffic), with 26 trips in the AM peak hour and 31 in the PM peak hour.
- Does not make any specific conclusions or recommendations about the project impacts.

A separate traffic impact summary submitted by the applicant cites the HSH memo and states that the project would have a negligible impact.

Traffic and transportation

A more detailed review by HSH dated 12/29/22 has been provided.

- Project (including both phases) would add about 20-30 vehicles to the adjacent streets during the AM and PM peak hours, amounting to about 4% of total peak-hour traffic on Edgartown-Vineyard Haven Road.
- The additional trips would “have a minimal impact to the safety or operations of the area roadways,” including the roundabout.

Energy

- Each building would have rooftop solar generation.
- The applicant has clarified the project will not involve passive solar design, but will be designed with Passive House Standards in mind.
- The plan also includes 6 electric vehicle charging stations, along with conduits for future stations. The MVC Energy Policy calls for any overnight residential parking space to be equipped with an EV charging station or conduit.

PROGRAM

Rental Units



(5) 3-Unit Manor Houses (2 Stories)
(10) 1BR Units & (5) 3BR Units

A



(5) 6-Unit Manor Houses (3 Stories)
(30) 2BR Units

B

(45) Total Rental Units
(10) 1BR, (30) 2BR, (5) 3BR

(68) Total Parking Spaces (1.5/du)



Design – Proposed

Housing

- Phase 1 is to develop 45 units of multi-family rental housing (total of 85 bedrooms) that will be affordable to residents with incomes between 30% and 110% of AMI.
- The Community Builders (TCB) will oversee leasing, management, and operations.
- The project would increase the town's Subsidized Housing Inventory from 5.5% to 7.5% of the total housing stock, bringing it closer to the state target of 10%.
- More information about the buildings, amenities, rents, and housing need is available in the Application Package.

Apartments (45)	1-Bedroom (10)	2-Bedroom (30)	3-Bedroom (5)
Income @ 30% AMI	\$27,675	\$33,210	\$39,870
Rent @ 30% AMI	\$631	\$830	\$959
Income @ 50% AMI	\$46,125	\$55,350	\$63,975
Rent @ 50% AMI	\$1,153	\$1,383	\$1,599
Income @ 60% AMI	\$55,350	\$66,420	\$76,770
Rent @ 60% AMI	\$1,383	\$1,660	\$1,919
Income @ 80% AMI	\$73,800	\$88,560	\$102,360
Rent @ 80% AMI	\$1,845	\$2,214	\$2,599
Income @ 110% AMI	\$101,475	\$121,770	\$146,910
Rent @ 110% AMI	\$1,942	\$2,213	\$2,736

Affordability

Character and identity

According to the applicant:

- *The roof massing, neighborhood scale, and straightforward detailing reflect the simplicity and craftsmanship expressed in the Vineyard's architectural tradition.*
- *The cedar shingles and trim also reflect the Vineyard tradition and provide a low-maintenance finish that will age well over time.*

The buildings are essentially the same as those planned for Meshacket Commons in Edgartown. Elevations and floorplans have been provided.

The property will be served by underground electric and communication infrastructure.



CEDAR



CEDAR TRIM



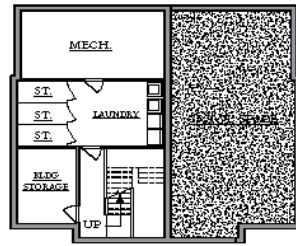
ASPHALT SHINGLES



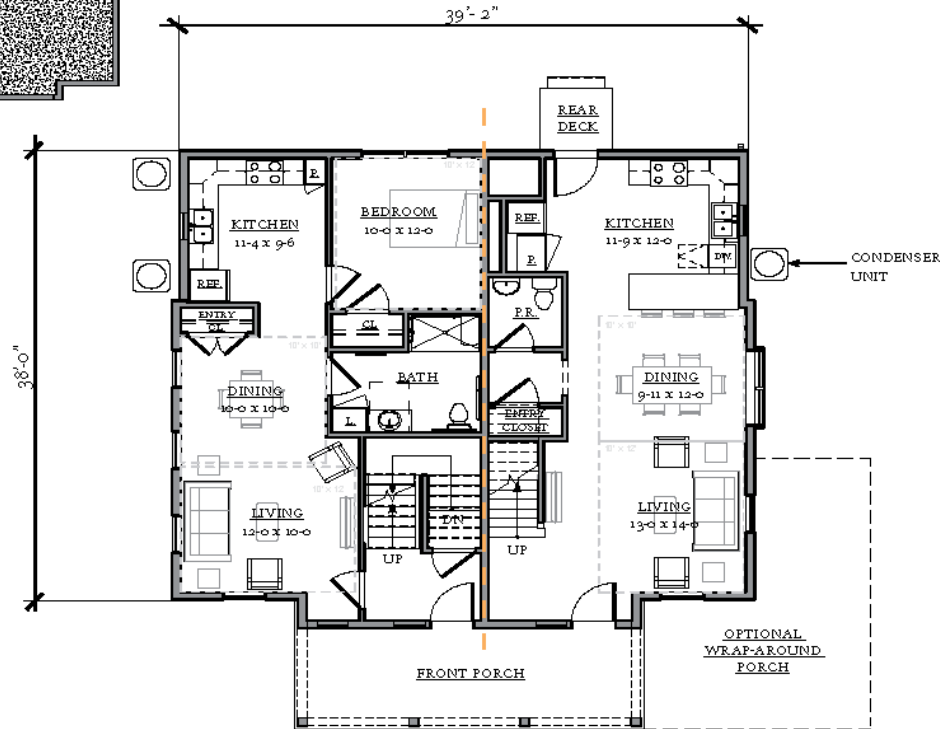
STANDING SEAM METAL

TYPE A: 3-UNIT MANOR HOUSE



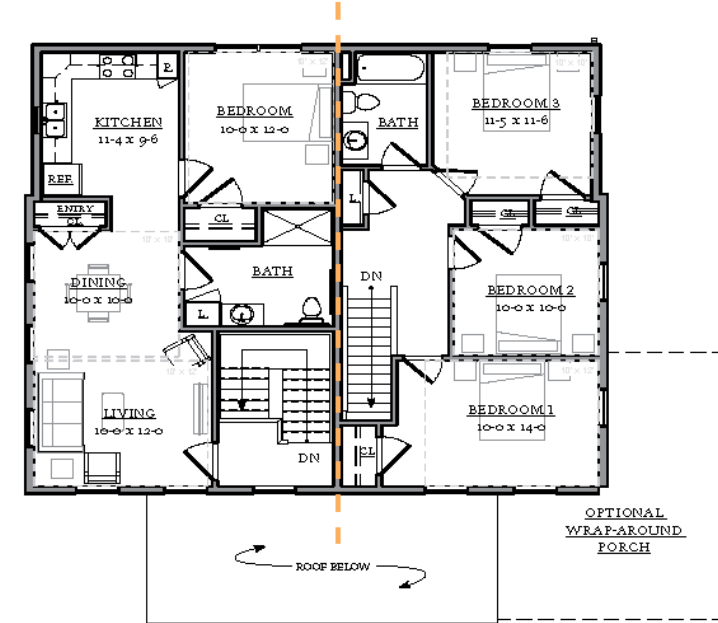


BASEMENT



(2) UNIT A: 1 BR / 1 BA
(1) UNIT C: 3 BR / 1.5 BA

FIRST FLOOR



SECOND FLOOR

TYPE A: 3-UNIT MANOR HOUSE (without ADA)

Proposed Development



CEDAR



CEDAR TRIM

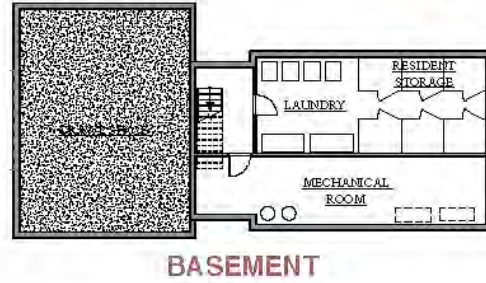


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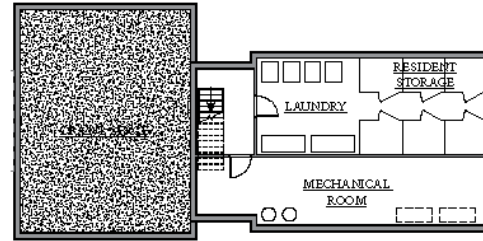
STANDING SEAM METAL



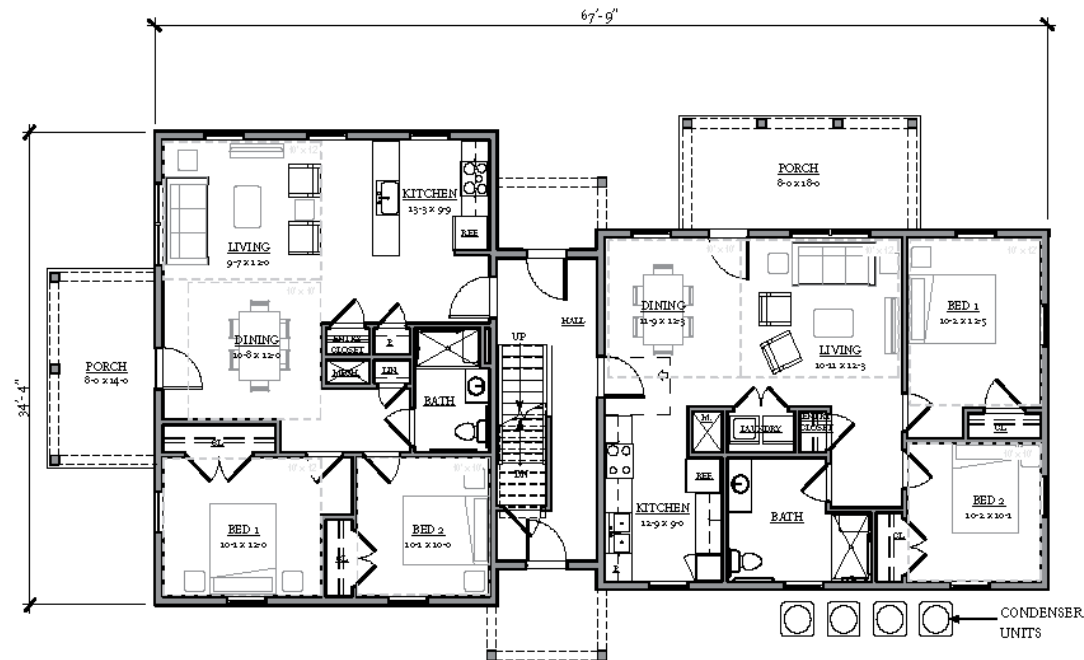


TYPE B: 6-UNIT MANOR HOUSE (with ADA unit)

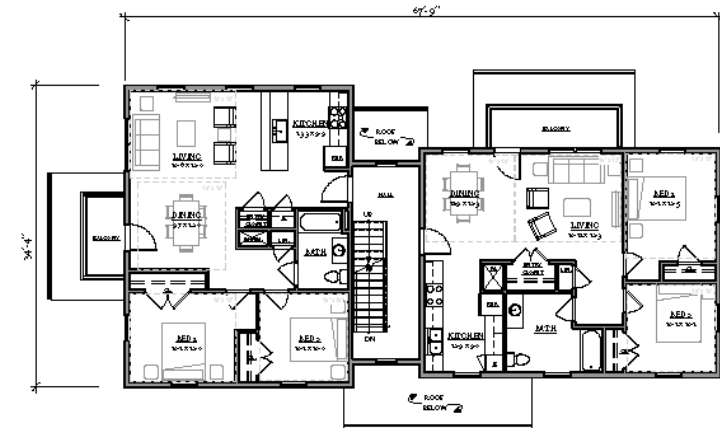
Proposed Development



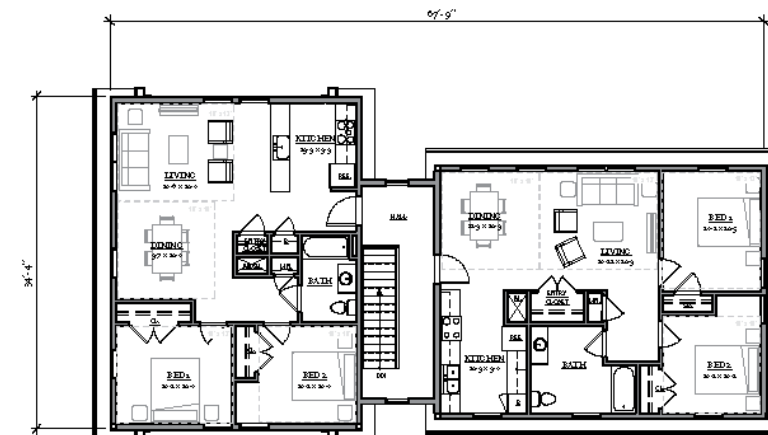
BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TYPE B: 6-UNIT MANOR HOUSE (without ADA unit)



CEDAR



CEDAR TRIM



ASPHALT SHINGLES



STANDING SEAM METAL

COMMUNITY BUILDING





FRONT



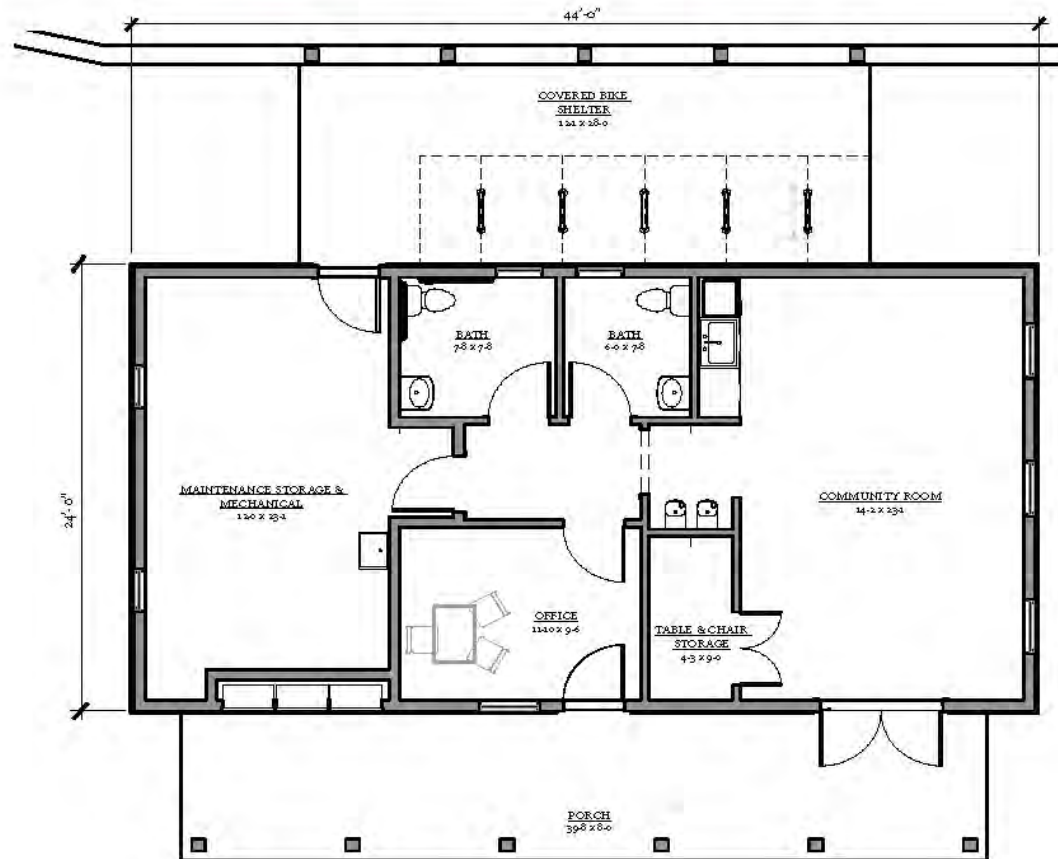
RIGHT



LEFT



REAR



COMMUNITY BUILDING

Proposed Development

Landscape and lighting

- The project aims to create a sustainable landscape that blends into the natural surroundings, including the use of native plants found in the existing woodland.
- The project will include 20-foot pole lighting along the access road, light-activated LED ceiling-mounted porch fixtures, and solar-powered, motion sensitive path lighting.
- Landscape and lighting plans have been provided.

Plant Schedule 1

Key	Botanical Name	Common Name	Size	Spacing	
CANOPY TREES					
AR	2	Acer rubrum	Red Maple	2.5' cal	As Shown
NS	4	Nyssa sylvatica	Tupelo	2.5' cal	As Shown
QA	5	Quercus alba	White Oak	2.5' cal	As Shown
QO	7	Quercus coccinea	Scarlet Oak	2.5' cal	As Shown
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QS	3	Quercus stellata	Post Oak	2.5' cal	As Shown
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UNDERSTORY TREES					
AA	3	Amelanchier alnifolia	Serviceberry	1.5' cal	15' O.C.
SAS	2	Sassafras albidum	Sassafras	42	20' O.C.
EVERGREEN TREE					
JV	3	Juniperus virginiana	Eastern Red Cedar	8' - 10' h	As Shown
PR	12	Pinus rigida	Pitch Pine	7-8' S&B	As Shown



EDGEMONT/NEWARD HAVEN ROAD

SOUTH DRIVE

MAIN DRIVE

BLDG 1

BLDG 2

BLDG 3

BLDG 5

BLDG 6

BLDG 7

BLDG 4

BLDG 8

BLDG 9

BLDG 11

BLDG 10

PLANTING LEGEND

-  PROPOSED CANOPY TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED UNDERSTORY TREE
-  PROPOSED LARGE DECIDUOUS SHRUB
-  PROPOSED SMALL SHRUB
-  PROPOSED PLUG PERENNIAL
-  BIORETENTION PLANTS MIX

GRASS / PERENNIAL / GROUND COVER (Foundation Planting)

AV	Andropogon virginicus	Doom Hedge	#1	10' O.C.
ALN	Arctostaphylos uva-ursi	Dawberry	4" w/ pot	12' O.C.
AS	Asclepias purpurascens	Purple Milkweed	Plug	12' O.C.

Design - Landscape

Suggested Plant List

Botanical Name

Common Name

CANOPY TREES

<i>Acer rubrum</i>	Red Maple
<i>Nyssa sylvatica</i>	Tupelo
<i>Quercus alba</i>	White Alba
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus ilicifolia</i>	Bear Oak
<i>Quercus stellata</i>	Post Oak
<i>Quercus velutina</i>	Black Oak

UNDERSTORY TREES

<i>Amelanchier arborea</i>	Serviceberry
<i>Sassafras albidum</i>	Sassafras

EVERGREEN TREE

<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Pinus rigida</i>	Pitch Pine
<i>Pinus strobus</i>	Eastern White Pine

LARGE SHRUBS

<i>Hamamelis virginiana</i>	Common Witchhazel
<i>Ilex glabra</i>	Inkberry
<i>Myrica pensylvanica</i>	Bayberry
<i>Vaccinium corymbosum</i>	Highbush Blueberry
<i>Viburnum dentatum</i>	Arrowwood Viburnum

SMALL SHRUBS (Foundation Planting)

<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Aronia melanocarpa</i> 'Morton'	Morton Black Chokeberry
<i>Comptonia peregrina</i>	Sweet Fern
<i>Gaylussacia baccata</i>	Black huckleberry
<i>Ilex glabra</i>	Inkberry
<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry
<i>Juniperus horizontalis</i>	Creeping juniper
<i>Kalmia angustifolia</i>	Sheep Laurel
<i>Rosa virginiana</i>	Virginia Rose

Suggested Plant List

Botanical Name

Common Name



GRASS / PERENNIAL / GROUNDCOVER (Foundation Planting)

<i>Andropogon virginicus</i>	Broom Sedge
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Asclepias purpurascens</i>	Purple Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Carex pensylvanica</i>	Pennsylvania Sedge
<i>Chimaphila maculata</i>	Striped wintergreen
<i>Dennstaedtia punctilobula</i>	Hay Scented Fern
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Eupatorium dubium</i> "Little Joe"	Little Joe Pye Weed
<i>Eurybia divaricata</i>	White wood Aster
<i>Gaultheria procumbens</i>	Tea Berry; Wintergreen
<i>Geranium maculatum</i>	Wild Geranium
<i>Panicum virgatum</i>	Switch Grass
<i>Pteridium aquilinum</i>	Bracken Fern
<i>Pycnanthemum muticum</i>	Short-toothed Mountain Mint
<i>Rubus flagellaris</i>	Common dewberry
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Solidago rugosa</i>	Wrinkle-leaved goldenrod
<i>Solidago juncea</i>	Early goldenrod
<i>Sorghastrum nutans</i>	Indian Grass

BIORETENTION/RAINGARDEN PLANTING

<i>Asclepias purpurascens</i>	Purple Milkweed
<i>Baptisia tinctoria</i>	Wild indigo
<i>Carex pensylvanica</i>	Pennsylvania Sedge
<i>Deschampsia flexuosa</i>	Wavy hairgrass
<i>Eupatorium dubium</i> "Little Joe"	Little Joe Pye Weed
<i>Geranium maculatum</i>	Wild Geranium
<i>Pycnanthemum muticum</i>	Short-toothed Mountain Mint
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Solidago juncea</i>	Early goldenrod

Schedule						
Symbol	Label	Quantity	Manufacturer	Lumens Per Lamp	Light Loss Factor	Wattage
	PLB - ASM	43	First Light Technologies	150	0.9	0
	SCL2 - T3	4	First Light Technologies	2000	0.9	0

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Road		0.3 fc	1.1 fc	0.1 fc	11.0:1	3.0:1
Pathway		0.2 fc	1.4 fc	0.0 fc	N/A	N/A

- Note**
1. Mounting Height = PLB 3ft, SCL2 20ft
 2. Calculation zone = Ground
 3. Grid Spacing = Pathway 2ft, Road 5ft
 4. Pole Spacing = As Shown
 5. Profile = PLB 04 5 Dim 1, SCL2 09 2 Dim 1
 6. LED Color Temp = 3000K
 7. Placement contingent on light getting 2-3 hours of midday sun exposure



POLE LIGHTING



SOLAR BOLLARD LIGHTING



LED CEILING MOUNT
PORCH FIXTURE

SOUTHERN TIER - MASTER PLAN - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

SITE LIGHTING PLAN & FIXTURES

OCTOBER 13, 2022

MVC DRI # _____

