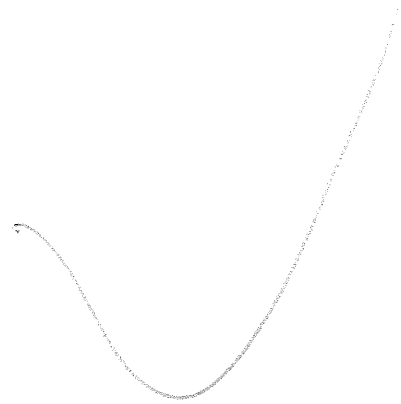


422-B-58

#2013-087

340 Presumpscot St.  
Warehouse Addition  
Pack Edge



**Shukria Wiar - 340 Presumpscot Street**

---

**From:** Tom Errico <thomas.errico@tylin.com>  
**To:** Shukria Wiar <SHUKRIAW@portlandmaine.gov>  
**Date:** 5/14/2013 9:59 AM  
**Subject:** 340 Presumpscot Street  
**CC:** David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

---

Shukria – Based upon the applicant’s response that the intent of site changes is to improve how vehicles on-site will be organized, I find conditions to be acceptable. I would suggest that it be noted that all trucks shall only be parked in the loading dock area. If you have any questions, please contact me.

Best regards

Thomas A. Errico, PE  
Senior Associate  
Traffic Engineering Director  
**TYLIN** INTERNATIONAL  
12 Northbrook Drive  
Falmouth, ME 04105  
207.781.4721 main  
207.347.4354 direct  
207.400.0719 mobile  
207.781.4753 fax  
thomas.errico@tylin.com  
Visit us online at [www.tylin.com](http://www.tylin.com)  
Twitter | Facebook | LinkedIn | YouTube

"One Vision, One Company"

Please consider the environment before printing.

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**MEMORANDUM**

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**To:** FILE  
**From:** Shukria Wiar  
**Subject:** Application ID: 2013-087  
**Date:** 4/30/2013

---

**Comments Submitted by: Marge Schmuckal/Zoning on 4/30/2013**

I have reviewed the submitted application for a new addition to a building originally constructed in 2006, so all my notes for the original building are assessable. This project is located in an I-L zone. The proposed expanded use is allowable. However, there are some zoning violations as proposed. The original site plan was approved at 64.9% impervious surface, where 65% is the maximum impervious surface allowed under 14-234(b). The current information shows the impervious surface to be at 67.5% for the proposal. That percentage needs to be reduced to meet the I-L zone requirements.

The building setbacks and building heights are meeting the I-L Zone requirements. However, the new parking spaces being proposed are in violation of the pavement setback requirement (14-234(h) of 15 feet, showing approximately a 1.5 foot pavement setback. This violation must be corrected.

Because the parking needs to be moved, I will need to see that all the required parking spaces (20 per the given floor area submitted) will be met.

I will wait for revised plans to complete my review.

Marge Schmuckal  
Zoning Administrator

**From:** Mark Ellis <markellis@webini.com>  
**To:** <shukriaw@portlandmaine.gov>  
**Date:** 5/1/2013 1:20 PM  
**Subject:** Level 2 Site Plan 340 Presumpscot Street

I received a card concerning a level 2 site plan application for 340 Presumpscot Street. I would like to protest this application. The noise into the residential section of Ashley Ln is already very high from this property and this addition potentially will only make it worse. At the very least I would like to see the plan submitted and make my opinion heard.

How do I get heard on this? Will the Planning Board hold a hearing?

Mark & Tammy Ellis  
60 Ashley Ln  
Portland



**Shukria Wiar - 340 Presumpscot Street - Warehouse Addition**

---

**From:** Tom Errico <thomas.errico@tylin.com>  
**To:** Shukria Wiar <SHUKRIAW@portlandmaine.gov>  
**Date:** 4/29/2013 4:39 PM  
**Subject:** 340 Presumpscot Street - Warehouse Addition  
**CC:** David Margolis-Pineo <DMP@portlandmaine.gov>, Jeremiah Bartlett <JBartle...

---

Shukria – I have reviewed the project and based upon the applicant’s information, the project is not expected to impact traffic conditions. I would note that looking at an aerial map, trucks appear to occupy a significant portion of the existing parking/loading dock area and given that pavement space is going to be reduced, it is unclear how on-site vehicle loading and circulation will be accommodated.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE  
Senior Associate  
Traffic Engineering Director

**TYLIN**INTERNATIONAL  
12 Northbrook Drive  
Falmouth, ME 04105  
207.347.4354 direct  
207.400.0719 mobile  
207.781.4753 fax  
[thomas.errico@tylin.com](mailto:thomas.errico@tylin.com)  
Visit us online at [www.tylin.com](http://www.tylin.com)

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City of Portland  
 Development Review Application  
 Planning Division Transmittal Form

**Application Number:** 2013-087

**Application Date:** 04/01/2013

**CBL:** 422 B058001

**Application Type:** Level II Site Plan

**Project Name:** Warehouse Addition

**Address:** 340 PRESUMPSCOT ST

**Project Description:** 4,000 sq. ft. warehouse addition with load docks to the rear of the existing building and located on existing pavement.

**Zoning:** IL

**Other Required Reviews:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> Storm Water      | # Units _____                           | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision      | <input type="checkbox"/> Flood Plain    | <input type="checkbox"/> Other:                |
| # Lots _____                              | <input type="checkbox"/> Shoreland      |  |
| <input type="checkbox"/> Site Location    | <input type="checkbox"/> Design Review  |  |
| # Unit _____                              |   |  |

**Distribution List:**

<b>Planner</b>	Shukra	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Senus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

**Comments needed by 04/24/2013**

City of Portland  
Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2013-087  
**CBL:** 422 B058001  
**Project Name:** Warehouse Addition  
**Address:** 340 PRESUMPCOT ST  
**Project Description:** 4,000 sq. ft. warehouse and located on existing building  
**Zoning:** IL

Lannie -  
Shawn Frank will be dropping off a replacement application. The two cover sheets are ours to keep -

existing building  
10-2075  
Meuk

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Str	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Other:
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>		<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Senus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

on hold

**Comments needed by 4/10/2013**

- Landscaping
- Illumination
- Parking Spaces
- Setbacks - Zoning Analysis

Application + Plans  
uploaded to  
E-Plan

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR FEES**

<b>Application No:</b> 2013-087	<b>Applicant:</b> Pack Edge, Inc.
<b>Project Name:</b> Warehouse Addition	<b>Location:</b> 340 PRESUMPCOT ST
<b>CBL:</b> 422 B058001	<b>Development Type:</b> Level II Site Plan
<b>Invoice Date:</b> 04/03/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$400.00		\$400.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Level II Site Plan Under 10,000 sq ft	1	\$400.00
		\$400.00
	<b>Total Current Fees:</b>	<b>+ \$400.00</b>
	<b>Total Current Payments:</b>	<b>- \$400.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 422 B058001  
**Bill to:** Pack Edge, Inc.  
 340 Presumpscot Street  
 Portland, ME 04103

**Application No:** 2013087  
**Invoice Date:** 04/03/2013  
**Invoice No:** 40629  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$400.00









Sebago Technics, Inc.  
75 John Roberts Road-Suite 1A  
South Portland, ME 04106-6963

Phone (207) 200-2100 FAX (207) 856-2206

TO City of Portland  
389 Congress Street  
Portland, Maine 04101-3509

# LETTER OF TRANSMITTAL

Hand Delivered

DATE: 4-16-13	STI Project 02237
ATTENTION: Barbara Barhydt, Dev Review Ser. Mng	
RE: Level II-Development Review Applicat	
Pack Edge Warehouse Addition	
340 Presumpscot Street	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings       Prints       Plans       Samples       Specifications  
 Copy of letter       Shop drawings       Application \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	4-16-13	6	Revised Plan Set: Pack Edge Warehouse Addition
1		1	Level II - Development Review Application
		1	Disk with Application & Plan Set

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints  
 For review and comment       \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hi Barbara: As requested, the existing landscaping has been added to the plans, the parking more clearly defined, a square footage of the rear stair within the setback has been noted, and information regarding the lighting has been added. We are hopeful that the revisions adequately address your comments to allow the application to be reviewed by staff. Thank you

COPY TO: Pack Edge, Inc., Patco Construction, Inc.

Signed:



**CITY OF PORTLAND  
LEVEL II - DEVELOPMENT REVIEW  
APPLICATION**

**for**

**Pack Edge Warehouse Addition  
340 Presumpscot Street  
Portland, Maine 04103**

**on behalf of**

**Pack Edge, Inc.  
340 Presumpscot Street  
Portland, Maine 04103**

**April 2012**

City of Portland  
Level II – Development Review Application

**Table of Contents**

---

Exhibit 1	Application for Development Review
Exhibit 2	Written Description of Project
Exhibit 3	Right, Title, and Interest
Exhibit 4	Letter of Financial Capability
Exhibit 5	Written Assessment of Zoning
Exhibit 6	Existing/Proposed Easements
Exhibit 7	Waivers
Exhibit 8	Traffic Memo
Exhibit 9	Significant Natural Features
Exhibit 10	Written Summary of Consistency with Master Plan
Exhibit 11	Stormwater Report
Exhibit 12	Construction Management Plan
Exhibit 13	State and Federal Permits
Exhibit 14	Exterior Lighting Information Submittal
Exhibit 15	Building Elevations



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# Exhibit 1

## Application for Development Review

**PROJECT NAME:** Pack Edge Warehouse Addition

**PROPOSED DEVELOPMENT ADDRESS:** 340 Presumpscot Street

**PROJECT DESCRIPTION:** Proposed 4,000 s.f. warehouse addition with loading docks to rear of existing building & located on existing pavement.

**CHART/BLOCK/LOT:** 442/B/58

**PRELIMINARY PLAN** \_\_\_\_\_ (date)

**FINAL PLAN** \_\_\_\_\_ (date)

**CONTACT INFORMATION:**

<b>Applicant's Contact for electronic plans</b> Name: Shawn Frank c/c Sebago Technics, Inc. e-mail: <a href="mailto:sfrank@sebagotechnics.com">sfrank@sebagotechnics.com</a> work #: (207) 200-2062	
<b>Applicant – must be owner, Lessee or Buyer</b> Name: Jim Freeman Business Name, if applicable: Pack Edge, Inc. Address: 340 Presumpscot Street City/State : Portland, ME                      Zip Code: 04103	<b>Applicant Contact Information</b> Work # (207) 799-6600 Home# Cell #    Fax# (207) 799-6626 e-mail: <a href="mailto:jfpack@maine.rr.com">jfpack@maine.rr.com</a>
<b>Owner – (if different from Applicant)</b> Name: J&H Properties, LLC Address: 88 Winding Way City/State : Portland, ME                      Zip Code: 04102	<b>Owner Contact Information</b> Work # (207) 799-6600 Home# Cell #    Fax# (207) 799-6626 e-mail: <a href="mailto:jfpack@maine.rr.com">jfpack@maine.rr.com</a>
<b>Agent/ Representative</b> Name: Dennis Waters c/o Patco Construction Address: 1293 Main Street City/State : Sanford, ME                      Zip Code: 04073	<b>Agent/Representative Contact information</b> Work # (207) 324-5574 Cell # (207) 651-0798 e-mail: <a href="mailto:dwaters@patco.com">dwaters@patco.com</a>
<b>Billing Information</b> Name: Same as applicant Address: City/State :                                      Zip Code:	<b>Billing Information</b> Work # Same as applicant Cell #    Fax# e-mail:

<b>Engineer</b> Name: Shawn M. Frank, PE c/o Sebago Technics, Inc. Address: 75 John Roberts Road, Suite 1A City/State : South Portland, ME      Zip Code: 04106	<b>Engineer Contact Information</b> Work # (207) 200-2062 Cell # (207) 615-2312      Fax# (207)856-2206 e-mail: <a href="mailto:sfrank@sebagotechnics.com">sfrank@sebagotechnics.com</a>
<b>Surveyor</b> Name: Matthew Ek, PLS c/o Sebago Technics, Inc. Address: 75 John Roberts Road, Suite 1A City/State : South Portland, ME      Zip Code: 04106	<b>Surveyor Contact Information</b> Work # (207) 200-2058 Cell #      Fax# (207)856-2206 e-mail: <a href="mailto:mek@sebagotechnics.com">mek@sebagotechnics.com</a>
<b>Architect</b> Name:      N/A Address: City/State :      Zip Code:	<b>Architect Contact Information</b> Work #      N/A Cell #      Fax# e-mail:
<b>Attorney</b> Name:      N/A Address: City/State :      Zip Code:	<b>Attorney Contact Information</b> Work #      N/A Cell #      Fax# e-mail:

**APPLICATION FEES:**

**Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)**

<b>Level II Development</b> (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review is assessed separately.	<b>Fees Paid</b> (office use) _____ _____	<b>Other Reviews</b> (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot) # of Lots ____ x \$25/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation	<b>Fees Paid</b> (office use) _____ _____ _____
--	--	---	---

<b>Plan Amendments</b> (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)	<b>Fees Paid</b> (office use) _____ _____	
---	--	--

**APPLICATION SUBMISSION**

All site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Application submissions shall include one (1) paper packet with folded plans containing the following materials:

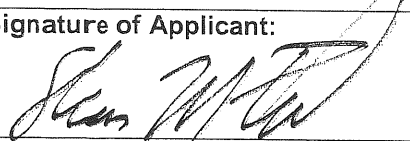
1. **One (1) full size site plans** that must be **folded**.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
2. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
3. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
4. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
5. One (1) set of plans reduced to 11 x 17.

**Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

<b>Signature of Applicant:</b> 	<b>Date:</b> 4-1-13
---	------------------------

## PROJECT DATA

The following information is required where applicable, in order to complete the application.

<b>Total Area of Site</b>	70,030	sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	16,299	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
<b>Impervious Surface Area</b>		
Total Existing Impervious Area	48,275	sq. ft.
Total Proposed Impervious/Paved Area	47,234	sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>		
Existing Building Footprint	15,633	sq. ft.
Proposed Building Footprint	19,689	sq. ft.
Net Change in Building Footprint	4,056	sq. ft.
Existing Total Building Floor Area	15,633	sq. ft.
Proposed Total Building Floor Area	19,689	sq. ft.
<b>Zoning</b>		
Existing	IL	
Proposed, if applicable	N/A	
<b>Land Use</b>		
Existing	Warehouse & Office	
Proposed	Warehouse & Office	
<b>Residential, If applicable</b>		
Existing Number of Residential Units	N/A	
Proposed Number of Residential Units		
Proposed Number of Lots		
Proposed Number of Affordable Housing Units		
Proposed Bedroom Mix:		
Number of Efficiency Units		
Number of One-Bedroom Units		
Number of Two-Bedroom Units		
Number of Three-Bedroom Units		
<b>Parking Spaces</b>		
Total Existing Number of Parking Spaces	19	
Total Proposed Number of Parking Spaces	19	
Number of Handicapped Spaces	1	
<b>Bicycle Parking Spaces</b>		
Total Existing Number of Bicycle Spaces	0	
Total Proposed Number of Bicycle Spaces	2	
<b>Estimated Cost of Project</b>	\$200,000	

**General Submittal Requirements – Preliminary Plan (Optional)**

**Level II Site Plan**

**Preliminary Plan Phase Check list (if elected by applicant)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
X	<input type="checkbox"/>	1	Completed application form
X	<input type="checkbox"/>	1	Application fees
X	<input type="checkbox"/>	1	Written description of project
X	<input type="checkbox"/>	1	Evidence of right, title and interest.
X	<input type="checkbox"/>	1	Copies of required State and/or Federal permits.
X	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
X	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
X	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards, where applicable.
X	<input type="checkbox"/>	1	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
X	<input type="checkbox"/>	1	Written summary of significant natural features located on the site.
X	<input type="checkbox"/>	1	Written summary of project's consistency with related city master plans.
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b>Number of Copies</b>	<b>Site Plan Submittal Requirements</b>
X	<input type="checkbox"/>		Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
X	<input type="checkbox"/>	1	<b>Preliminary Site Plan including the following: (*information provided may be preliminary in nature during preliminary plan phase):</b>
X	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
X	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
X	<input type="checkbox"/>		▪ Proposed site access and circulation.
X	<input type="checkbox"/>		▪ Proposed grading and contours.
X	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
X	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
X	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
X	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
X	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
X	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).

X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Existing and proposed easements or public or private rights of way.</li> </ul>

**General Submittal Requirements – Final Plan (Required)  
Level II Site Plan  
Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
X	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
N/A	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
X	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
X	<input type="checkbox"/>	1	Construction management plan.
N/A	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
X	<input type="checkbox"/>	1	Stormwater management plan.
X	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
N/A	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
N/A	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase			
X	<input type="checkbox"/>	1	<b>Final Site Plan including the following</b>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Location of adjacent streets and intersections and approximate location of structures on abutting properties.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Proposed site access and circulation.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Proposed grading and contours.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Proposed loading and servicing areas, including applicable turning templates for delivery vehicles</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Proposed snow storage areas or snow removal plan.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Proposed trash and recycling facilities.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.</li> </ul>
X	<input type="checkbox"/>		<ul style="list-style-type: none"> <li>Existing and proposed utilities.</li> </ul>

X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).</li> </ul>
N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Proposed finish floor elevation (FFE).</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Exterior building elevation(s) (showing all 4 sides).</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Proposed stormwater management and erosion controls.</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Exterior lighting plan, including street lighting improvements..</li> </ul>
N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Proposed signage.</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</li> </ul>
N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Total area and limits of proposed land disturbance.</li> </ul>
N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Soil type and location of test pits and borings.</li> </ul>
N/A	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Details of proposed pier rehabilitation (Shoreland areas only).</li> </ul>
X	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ Existing and proposed easements or public or private rights of way.</li> </ul>



---

# Exhibit 2

## Written Description of Project

## Project Description

The existing Pack Edge Facility located at 340 Presumpscot Street was approved by the City of Portland in August, 2006, and was occupied in 2007. The project site consists of 1.61 acres of property within the IL Zoning District and is depicted on the City of Portland Tax Map 422, Block B, Lot 58. The existing facility consists of a single story building of 15,379 square feet with associated parking and loading dock areas.

The development proposal consists of constructing an approximately 4,000 square foot addition to the rear of the site to provide additional warehouse square footage and loading docks. The new addition is proposed within areas of existing pavement, such that the total impervious area on the site will decrease. Runoff from the roof of the addition will be intercepted by a stone drip edge and underdrain. This drip edge will provide a certain level of treatment to the runoff prior to it entering the underdrain system and outletting through the existing stormdrain infrastructure.

The proposed building addition is proposed to create a more efficient flow of vehicles and materials within the facility. The addition will not lead to an increase in traffic or the number of employees, such that no appreciable difference will occur to the number of vehicle trips entering or existing the site nor to the required quantities of domestic water use or associated sewage flows. As such, the existing services to the building are sufficient and no letters have been requested from the utility companies regarding capacity to serve.

The sprinkler system servicing the existing building will be extended into the addition and all work will be coordinated with the Portland Fire Department. Due to the placement of the building within areas of existing pavement, regrading of the rear of the site and modifications to the drainage system will be required as depicted on the plans. New site lighting will consist solely of LED wall-pack fixtures. No new pole mounted light fixtures are proposed. The existing sign and landscaping along the Presumpscot Street frontage is well established and will remain intact. No new landscaping is proposed in association with the addition. Solid waste collection occurs interior to the building.

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# Exhibit 3

Right, Title, Interest

Right, Title, or Interest

The subject property is depicted on the City of Portland Tax Map 422, Lot B, as Lot 58. The record owner of the parcel is J&H Properties, LLC by deed recorded at the Cumberland County Registry of Deeds in Book 22323, page 135. A copy of the deed is attached.

## WARRANTY DEED

### Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that BRUCE D. COLLINS, JR. and SONNA LYNN COLLINS of Lake Worth, Florida, for consideration paid, grant to J&H PROPERTIES, L.L.C., whose mailing address is 88 Winding Way, Portland, ME 04102, with WARRANTY COVENANTS, the property situated in Portland, Cumberland County, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, as shown on a Division of Land Plan of Proposed building for B. David Collins, Jr., by Sebago Technics, Inc. dated December 10, 2002, last revised April 15, 2003 with reference to Project Number 02237, being further bounded and described as follows;

Beginning at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and the southeasterly corner of land now or formerly of Crandall Realty LLC (13938/301)

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 225.36 feet to a 5/8" capped iron rebar;

Thence S 06°-34'-32" E, by and along said Presumpscot Street, a distance of 35.55 feet to a 5/8" capped iron rebar at the easterly side of Lot Two as shown on said plan;

Thence N 81°-18'-26" W, by and along said Lot Two, a distance of 320.08 feet to a 5/8" capped iron rebar;

Thence N 08°-41'-34" E, by and along said Lot Two, a distance of 106.02 feet;

Thence N 24°-02'-38" E, by and along land of Crandall Realty LLC and a drainage easement, a distance of 148.50 feet to a 5/8" rebar;

Thence S 82°-32'-30" E, by and along land of said Crandall Realty LLC, a distance of 221.20 feet to the Point of Beginning.

Meaning and intending to describe all of Lot One as shown on said plan containing approximately 1.61 acres.

Subject to a twenty (20') foot wide utility easement as shown on said plan.

Excepting and reserving to the Grantors herein, their successors, heirs and assigns, a thirty (30') foot wide utility and access easement as shown on said plan and being further bounded and described as follows;

Commencing at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and at the most southeasterly corner of the above described parcel;

MAINE REAL ESTATE TAX PAID

Thence N 06°-34'-32" W, by and along Presumpscot Street, a distance of 25.68 feet to the Point of Beginning;

Thence N 81°-18'-26" W, over and through said Lot One, a distance of 154.66 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 485.00 feet, a length of 74.95 feet, having a chord of N 85°-44'-04" W, 74.88 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 503.00 feet, a length of 77.73 feet, having a chord of N 85°-44'-04" W, 77.66 feet to a point of tangency;

Thence N 81°-18'-26" W, continuing over and through Lot One, a distance of 6.59 feet to Lot Two;

Thence N 08°-41'-34" E, by and along Lot Two, a distance of 30.00 feet;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 6.59 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 473.00 feet, a length of 73.10 feet and having a chord of S 85°-44'-04" E, 73.03 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 515.00 feet, a length of 79.59 feet and having a chord of S 85°-44'-04" E, 79.51 feet to a point of tangency;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 147.37 feet to the westerly side of Presumpscot Street;

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 21.00 feet;

Thence S 06°-34'-32" E, continuing along said Presumpscot Street, a distance of 9.87 feet to the Point of Beginning.

Meaning and intending to describe the 30 foot wide access and utility easement as shown on said plan, containing approximately 9,304 square feet.

Meaning and intending to convey, and hereby conveying, a portion of the premises described in a deed from Bruce D. Collins, Sr. to Bruce D. Collins, Jr. and Sonna Lynn Collins dated April 1, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17504, Page 341.

This conveyance is subject to, and with the benefit of, provisions of an Agreement between the parties regarding the maintenance of a pump station and a right of first refusal that the Grantors herein are providing to the Grantee herein.

WITNESS our hands and seals this 26<sup>th</sup> day of the month of JANUARY, 2005.

[Signature]  
Witness

Bruce David Collins, Jr.  
Bruce D. Collins, Jr.

[Signature]  
Witness

Sonna Lynn Collins  
Sonna Lynn Collins


STATE OF FLORIDA  
County of: PALM BEACH

JANUARY 26, 2005

Then personally appeared before me the above-named Bruce D. Collins, Jr. and Sonna Lynn Collins and made oath that the foregoing instrument is their free act and deed.

[Signature]  
Notary Public/Attorney at Law

JAMES STARKINS  
Typed or printed name

 James Starkins  
My Commission DD029222  
Expires May 28, 2005

Received  
Recorded Register of Deeds  
Feb 14, 2005 03:05:39P  
Cumberland County  
John B O'Brien

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# Exhibit 4

## Letter of Financial Capability



**Financial Capability**

Pack Edge, Inc. will be paying for the proposed warehouse addition utilizing company resources without any outside financing.

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# Exhibit 5

## Written Assessment of Zoning

Zoning Assessment

The subject property is located within the IL Zoning District and has been previously developed into the existing Pack Edge Facility. The proposed building addition will be constructed within an area of existing pavement such that the total impervious area on the site will decrease. The addition will not impact the required property line setbacks and as the existing building is an allowed use, the addition is allowed as well.

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# Exhibit 6

## Existing / Proposed Easements

Existing/Proposed Easements

A thirty foot wide access and utility easement currently encumbers the property to the benefit of the building located at 352 Presumpscot Street for water service and also use of the access drive. A twenty foot wide utility easement also encumbers the property in association with sanitary sewer service for 352 Presumpscot Street and the common pump station located on the property. The two easements are depicted on the Existing Conditions Plan.

No new easements are required.

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# Exhibit 7

## Waivers

Waivers

There are no known requested waivers at this time.

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# Exhibit 8

## Traffic Memo



Traffic Analysis

The proposed warehouse addition will not create any additional traffic that utilizes the site either from an employee or truck traffic perspective. The addition is proposed to provide a more efficient facility to process the existing work load.

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# Exhibit 9

## Significant Natural Features

Significant Natural Features

The only significant natural feature consists of a small stream that is located just off the southerly property line of the site. As all of the proposed development will occur within areas of existing pavement, no impact to this feature is anticipated to occur.

---

# Exhibit 10

## Written Summary of Consistency with Master Plan

City Master Plan Consistency

The application is for a building addition to an existing facility on the developed site. As there is no change to the use of the property, which is an allowed use in this zone, we understand that the project is consistent with the City's Master Plan.

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# Exhibit 11

## Stormwater Report

# STORMWATER MANAGEMENT PLAN

## Pack Edge Warehouse Addition Portland, Maine

### I. Introduction

This Stormwater Management Plan has been prepared to address the potential impacts associated with this project due to the proposed modification in stormwater runoff characteristics. The stormwater management controls that are outlined in this plan have been designed to best suit the proposed development and to comply with applicable regulatory requirements.

### II. Existing Conditions

The proposed site is located on 1.61 acres of land at 340 Presumpscot Street in the City of Portland. The existing Pack Edge Facility occupies the site with associated parking and loading dock areas. Landscaped areas occupy the perimeter of the property.

#### Land Cover

The site is currently developed and consists of an impervious building, parking and loading dock areas and associated landscaping.

- A. Site Topography: Slopes on the site are moderate except along the northwest property line. The site generally drains easterly to a series of catch basins which outlet to a stream which crosses Presumpscot Street just to the south of the site.
- B. Surface Water Features: A small stream runs just southerly of the project site.
- C. Soils: Soil characteristics were obtained from the NRCS Web Soil Survey for Cumberland County. Soils identified on the site (or within close proximity) are identified as Hollis, which has a hydrologic soil group of "C".

### III. Proposed Development

Pack Edge proposes to construct a 4,000 square foot addition to the rear of the facility for warehouse space with truck loading docks. The building addition is proposed within an area of existing pavement such that less impervious area will occupy the site after development. Areas of existing pavement will also be regraded to accommodate the loading docks within the proposed addition. The existing stormwater infrastructure will be modified to accept the runoff from the regraded pavement.

The roof of the proposed addition will slope to the north and will be intercepted by a stone drip edge and then perforated underdrain that will connect to the existing storm drain system. The drip edge should provide a level treatment to the runoff.

- A. Alterations to Land Cover: The proposed redevelopment of the site will consist of the building and the regrading of existing paved areas.

IV. Downstream Ponds and Waterbodies

Surface runoff from the site outlets to a small stream that runs just southerly of the property and crosses Presumpscot Street

V. Regulatory Requirements

- A. City of Portland, Maine: The proposed development is classified as a Level II Development and must comply with Section 5 of the City of Portland's Technical Manual stating that this development "shall be required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including Basic, General and Flooding Standards". The Maine Department of Environmental Protection (Maine DEP) Chapter 500 rules describe stormwater management requirements for new development projects.

As the proposal development leads to a net loss of impervious area, no additional stormwater management is required.

VI. Stormwater Management BMPS

A stone drip edge is proposed to accept the runoff from the building addition and provide a level of treatment prior to it entering the storm drain system.

VII. Peak Flow Analysis

This section has been prepared to discuss the proposed modifications to peak flow rates as a result of the development.

- A. Pre-development: The entire site drains to a series of catch basins on the property which convey runoff to the stream crossing at Presumpscot Street.
- B. Post-development: In the post-development condition, the general drainage pattern on the site remains the same. As less impervious area will occur after development, no increase in peak rates of run-off should occur.



VIII. Conclusions

The redevelopment of the site will consist of constructing a building addition along with regrading of the paved loading dock area. The proposed improvements will result in the net loss of impervious area on the site

An Erosion and Sedimentation Control Plan has been developed for the project site placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion and Sedimentation Control Plan is incorporated into the design plans.

Prepared by:

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.  
Senior Project Manager

SMF:jsf

April 1, 2013

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# Exhibit 12

## Construction Management Plan

Construction Management Plan

The proposed warehouse building addition will be constructed as generally outlined in Exhibit 2 of this application. All work will occur on private property such that no work will occur within the public right of way. The general contractor; Patco Construction, will coordinate with the applicant to assure that the existing facility can be utilized during the construction of the addition as well as maintaining access to the property to the west.

---

# Exhibit 13

## State and Federal Permits

State and Federal Permits

As the proposed development will disturb less than one acre of land, and as the total impervious area will be less after the construction of the building addition; no permitting is required through the Maine Department of Environmental Protection.

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# Exhibit 14

## Exterior Lighting Information Submittal

**DESCRIPTION**

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

Catalog #	XTOR3A PC1	Type	
Project	AVX	Date	
Comments			
Prepared by	ERIC Aube		5/01/12

**SPECIFICATION FEATURES**

**Construction**

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied lever-lock connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

**Optical**

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

**Electrical**

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires

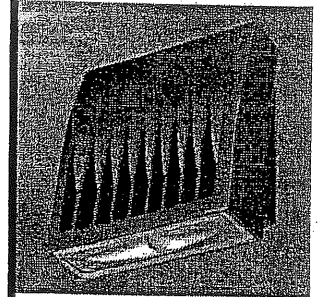
maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V 50/60Hz.

**Finish**

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**

Crosstour features a five-year limited warranty.



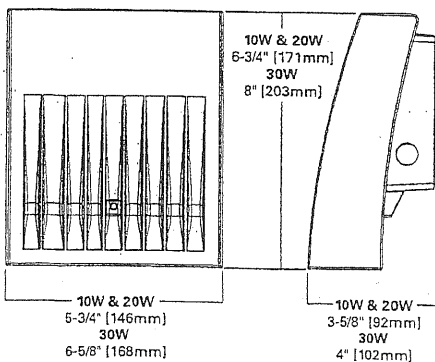
**XTOR  
CROSSTOUR LED**

- WALL / SURFACE MOUNT
- POST / BOLLARD MOUNT
- LOW LEVEL MOUNT
- INVERTED MOUNT

Sustainable Design



**DIMENSIONS**



**CERTIFICATION DATA**

- UL/cUL Wet Location Listed
- IP66 Ingress Protection Rated
- ADA Compliant
- LM79 / LM80 Compliant
- ROHS Compliant
- ARRA Compliant
- DLC Qualified Models
- Lighting Facts® Approved
- Title 24 Compliant
- NOM Compliant Models

**TECHNICAL DATA**

- 40°C Maximum Ambient Temperature
- External Supply Wiring 90°C Minimum

**EPA**

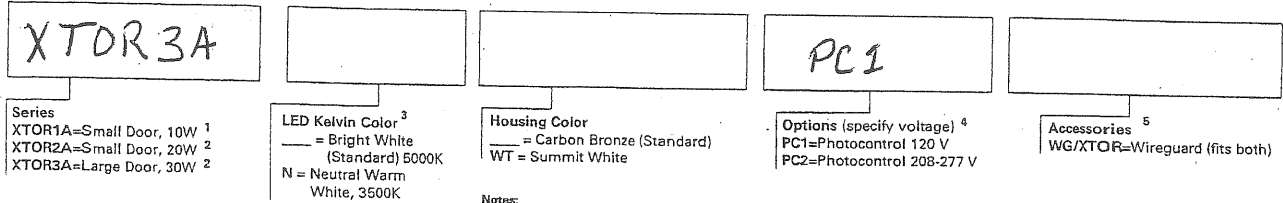
- Effective Projected Area: (Sq. Ft.)
- XTOR1A/XTOR2A=0.34
- XTOR3A = 0.46

**SHIPPING DATA:**

- Approximate Net Weight:
- 3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

**ORDERING INFORMATION**

SAMPLE NUMBER: XTOR2A-N-WT-PC1



- Notes:**
- 120V only XTOR1A not available in 3500K.
  - Design Lights Consortium™ qualified (down mount only). Consult Design Lights Consortium website for all applications.
  - PC2 only available in 20W and 30W models.
  - PC1 and PC2 photo controls are factory installed. PC2 not available on XTOR1A models.
  - Order WG/XTOR wire guard separately.

**STOCK ORDERING INFORMATION**

10W Series	20W Series	30W Series
XTOR1A = 10W, 5000K, Carbon Bronze	XTOR2A = 20W, 5000K, Carbon Bronze	XTOR3A = 30W, 5000K, Carbon Bronze
XTOR1A-WT = 10W, 5000K, Summit White	XTOR2A-N = 20W, 3500K, Carbon Bronze	XTOR3A-N = 30W, 3500K, Carbon Bronze
XTOR1A-PC1 = 10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT = 20W, Summit White	XTOR3A-WT = 30W, Summit White
	XTOR2A-PC1 = 20W, 120V PC, Carbon Bronze	XTOR3A-PC1 = 30W, 120V PC, Carbon Bronze



**5-DAY QUICK SHIP ORDERING INFORMATION**

10W Series	20W Series	30W Series
XTOR1A-WT-PC1 = 10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 = 20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2 = 30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1 = 20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1 = 30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2 = 20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2 = 30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT = 20W, 3500K, Summit White	XTOR3A-N-WT = 30W, 3500K, Summit White
	XTOR2A-N-PC1 = 20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1 = 30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2 = 20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2 = 30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WT-PC1 = 20W, 3500K, Summit White, 120V PC	XTOR3A-N-WT-PC1 = 30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2 = 20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2 = 30W, 3500K, Summit White, 208-277V PC

**LUMENS - CRI / CCT TABLE**

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens	719	1361	947	2243	1600
CCT (Kelvin)	5000	5000	3500	5000	3500
Color Rendering Index (CRI)	68	67	66	69	84

**CURRENT DRAW**

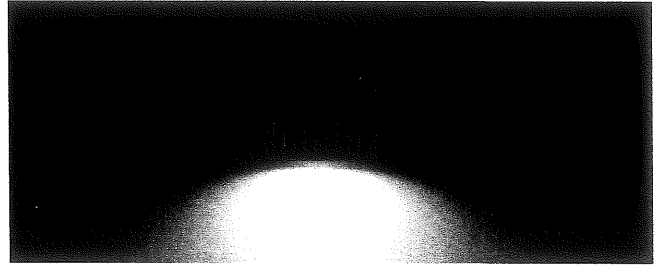
	XTOR1A	XTOR2A	XTOR3A
120V	.13A	0.2A	0.3A
208V	--	0.1A	0.15A
240V	--	0.15A	0.15A
277V	--	0.15A	0.15A



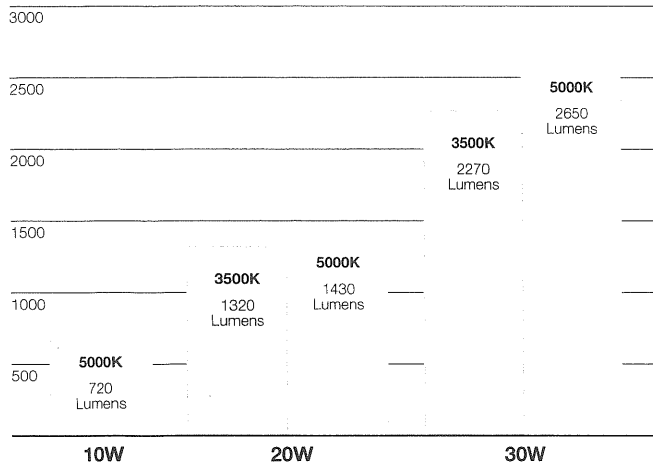
# Scalable Illumination

## Dark Sky Compliant Illumination

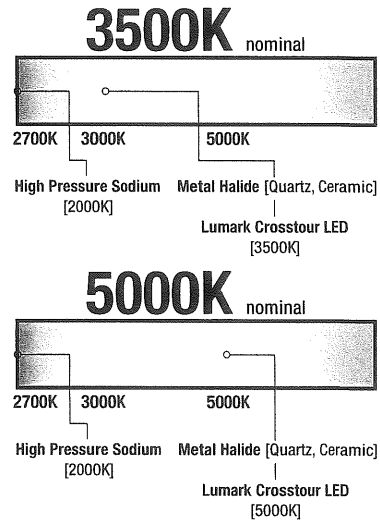
Patent pending, highly polished, mirrored optical reflector is optimized to project the light in a forward throw direction. When installed in a downlight orientation, the full cutoff door provides focused illumination with zero uplight and minimal high angle illumination while retaining superior uniformity.



## Delivered Lumens

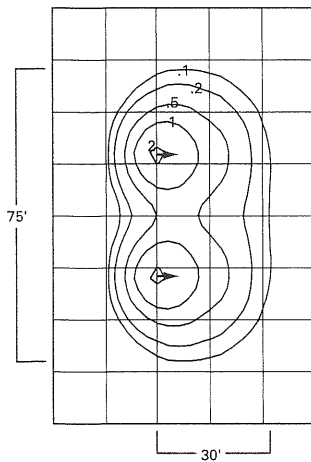


NOTE: Delivered lumens are estimated. See IES photometric files.



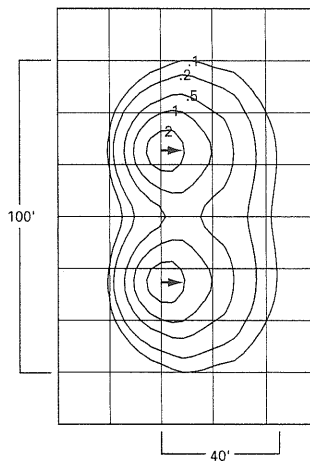
## Optical Excellence

Crosstour LED Wall Pack luminaires deliver up to 2650 lumens. Brilliant white 5000K or warm 3500K CCT color temperature LEDs provide uniform white light similar to traditional metal halide light sources. Excellent color rendering with superior thermal management and optimized reflector technology make the Crosstour LED Wall Pack Series a superior performer.



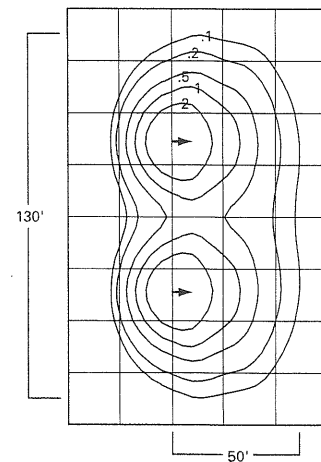
### 10W Model Typical Application

- 720 lumens
- 75' illumination distribution pattern
- 30' forward throw; 8' - 12' mounting height
- 71% street side illumination
- B.U.G. rating: B0-U0-G0
- Replaces up to 70W metal halide



### 20W Model Typical Application

- 1430 lumens
- 100' illumination distribution pattern
- 40' forward throw; 8' - 25' mounting height
- 71% street side illumination
- B.U.G. rating: B1-U0-G0
- Replaces up to 150W metal halide



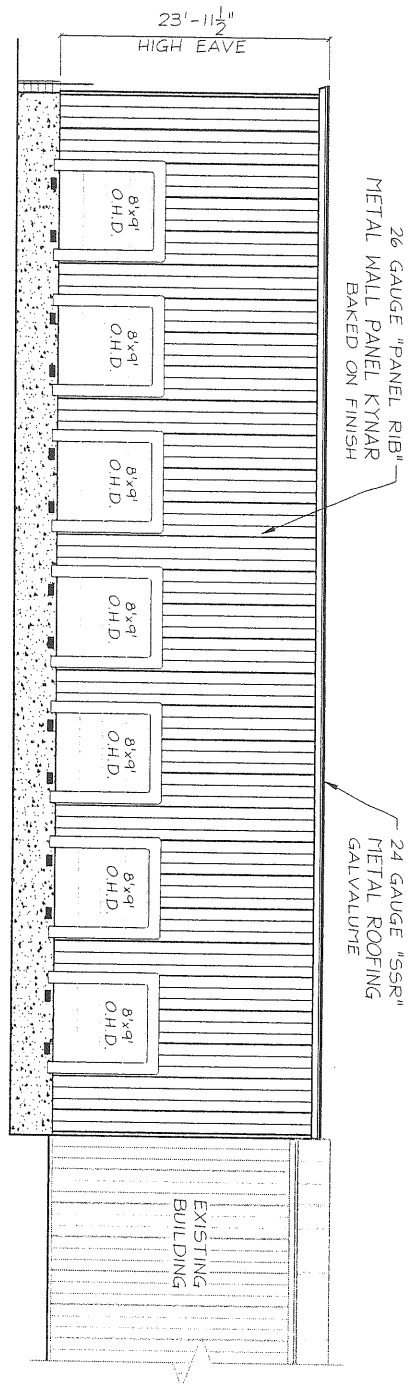
### 30W Model Typical Application

- 2650 lumens
- 130' illumination distribution pattern
- 50' forward throw; 8' - 25' mounting height
- 70% street side illumination
- B.U.G. rating: B1-U0-G0
- Replaces up to 175W metal halide

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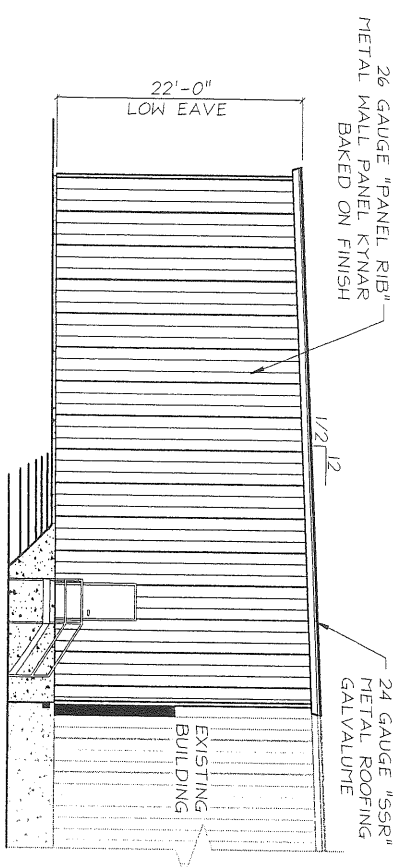
# Exhibit 15

## Building Elevations



SIDEWALL ELEVATION

SCALE: 3/32" = 1'-0"



ENDWALL ELEVATION

SCALE: 3/32" = 1'-0"

