

***City of Biddeford***  
**Staff Review Committee**  
**May 19, 2022 2:30 PM Zoom: May 19, 2022 02:30 PM Eastern Time (US and Canada)**  
**Topic: Staff Review Committee Meeting**

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**1. New Business**

- 1.1. 2022.18 Site Plan Review Request for Westfield, Inc. to construct one commercial building for lease, located at 20 Pomerleau Street (Tax Map 2, Lots 81 & 81-5) in the Industrial 3 Zone. Property will be accessed from existing curb cut on Pomerleau Street.  
Applicant: Westfield, Inc.  
Agent: William Thompson BH2M  
Tax Map/Lot: 2-81 & 81-5  
Zone: Industrial 3  
Overlay: N/A  
Defined Land Use: Factory  
Application Type: Site Plan Review  
Application Status: Requesting Final Approval  
Public Comments will be accepted for this item.  
[SRC Report - Pomerleau St Minor Site Plan.pdf](#)  
[Draft FOF for Westfield Inc.pdf](#)  
[20 Pomerleau Engineering Comments - CChekan.pdf](#)  
[Application Package.pdf](#)  
[Site Plan 1 Unit Warehouse Facility.pdf](#)

STAFF REVIEW  
COMMITTEE REPORT

May 12, 2021

Staff Review Committee  
Hannah Bonine, Assistant City Planner  
City of Biddeford  
205 Main Street  
Biddeford, Maine 04005

Application: New Warehouse Facility – Westfield Inc.  
20 Pomerleau Street (Tax Map 2 Lot 81 and 81-5)

**Minor Site Plan Review**

Review Status: new plan application.

Committee members and Ms. Bonine,

The following application information has been provided for review:

1. Application form dated 2/19/2022.
2. Cover letter dated 2/21/2022 and submittal application information *Final Application Packet, 20 Pomerleau Street, Commercial Buildings Site Plan, Biddeford, Maine, for Westfield Inc. February 2022*, prepared by BH2M Engineers and Surveyors.
3. Engineering Plan set entitled: *1 Unit Warehouse Facility, Pomerleau Street, Biddeford, Maine.* Dated January 2022. Prepared by BHM2 Engineers and Surveyors.

With review of the above information and the Land Development Regulations, I offer the following comments on compliance with the City's ordinances.

**PROJECT DESCRIPTION**

The project site, located in the Industrial-3 Zone, is an existing mixed commercial property partially developed with buildings and parking. The previously approved 4-unit warehouse facility site plan was not executed within the one-year statute of limitations window and is null and void, and the applicant is interested at this time in a narrower scope of work. The proposal is to construct a new warehouse unit would 6,000 SF of floor area to the property. The site is serviced by public water and sewer and overhead power lines and the proposed development is located adjacent to the former 'Out of the Rough' and the Biddeford Ice Arena.

### **COMPLETENESS REVIEW**

The application is before the Staff Review Committee as required by Article XI (Site Plan Review) of the Land Development Regulations and appears to be complete with the following exceptions:

1. Letter from the Fire Department.
2. Financial Capacity Letter.
3. A standard elevation view of existing and proposed buildings or structures on-site.

The Committee should determine if these are necessary for determination of approval and/or can be addressed as part of condition of approval.

### **COMPLIANCE WITH THE CITY'S ORDINANCES**

1. Pavement within the front yard setback. The existing driveway is approximately 75 feet wide; the standard (Chapter 66 Section 111) is 40 feet wide for Type II-A. As approved in the 2020 site plan, the driveway entrance width is planned to be reduced to conform to the standard. Adjacent to the entrance is existing gravel pavement located in the front yard setback, that does not conform to Article XI Site Plan Standards (Sec. 5.B.4.f.) and Article VI Performance Standards (Sec. 49.A.5). It is recommended that the applicant takes the opportunity while constructing a new entrance to remove the gravel paving from the setback to conform to the standard. In addition, the limits of the proposed parking spaces needs minor adjustment to address conformance of space #12 located within the setback.
2. Building Façade. Information on the proposed building façade was not submitted and it is understood that the design does not use masonry materials as required in the Industrial-3 zone, Section 5.B.4.a.2 of the Article XI Site Plan Review (Part II). As anticipated by the provision, the applicant should demonstrate to the Committee, as done in 2020 to the Planning Board, that a masonry building façade is not needed here so the Committee can determine if the metal siding proposed will conform to the provision. Building elevation, renderings and siding information has been submitted.
3. Landscape Design. There is no landscaping proposed. The last review in 2020 considered compliance to Section 49.A.10 and 5.B.4.f.2 of Article XI Site Plan Review (Part II), where maintained landscaped areas are anticipated, and that the I-3 Zone (Art. V) anticipates more *stringent* landscaping standards. The proposed development is narrower in scope as what was previously reviewed, and the Committee should determine if plantings are applicable at this point in time.
4. Maximum Lot Coverage. The standard (75% Maximum) is noted on the plan, however, the actual coverage proposed is not. As previously provided in 2020, a plan note that identifies the existing coverage and the proposed coverage should be provided. Though it is not anticipated that the proposed development will exceed the maximum allowed, it is pertinent to provide the updated coverage that addresses the minor increase of the proposed parking spaces #11 and #12.

5. Electrical and telephone Utilities. The proposed development plans for overhead lines, though it's not clear where the new service is located. The existing building is serviced by underground utilities. The standard under the Site Plan regulations (Section 5.B. Site Design Criteria) is to place these utilities underground where practicable. The applicant should address, and the Committee should determine if its practicable or not.
6. Lighting. The applicant should elaborate on proposed lighting (not clear if it is proposed) and should demonstrate if the renovated site will be sufficiently lighted while avoiding glare past the property and on to the street.
7. Solid Waste. A dumpster location is depicted on the plan out of view behind the proposed building.
8. Snow Storage. This is typically identified on the plan and doesn't appear to be. In 2020 the City requested a Winter Maintenance Plan be prepared as part of non-residential development. The applicant addressed snow storage in a Winter Maintenance Plan in 2020. The plan should be updated.
9. City Engineering's comments should be considered prior to approval.

#### **WAIVER REQUESTS**

None requested.

#### **CONCLUSION**

The submitted application appears to be in order with the exceptions noted above. If the Staff Review Committee should determine if the application and plan are acceptable and if the Committee concurs with the comments above and the suggested conditions of approval it may want to consider granting conditional approval.

#### **SUGGESTED MOTION**

***Move to grant conditional approval for the Minor Site Plan application for Westfield, Inc. at 20 Pomerleau Street, Tax Map 2 Lot 81 and 81-5 with the conditions outlined in the draft Findings of Fact as presented.***

**(See Draft Findings of Fact for suggested conditions of approval)**

Feel free to contact me with questions.

Best regards,



Christopher Di Matteo  
City of Biddeford Contract Planner.  
cdimatteo@longmeadowpla.com  
207.604.4245

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

### MINOR SITE PLAN REVIEW

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations Article XI, the Biddeford Staff Review Committee has considered the application of **Westfield, Inc.**, including supportive data, and related materials contained in the record. Based on Staff's review and recommendation, the Staff Review Committee makes the following Findings of Fact and Conclusions of Law:

#### **Findings of Fact:**

|     |                                  |                                                                                 |
|-----|----------------------------------|---------------------------------------------------------------------------------|
| 1.  | Applicant:                       | Westfield, Inc., c/o David Gould<br>26 Rivers Edge Drive<br>Kennebunk, ME 04043 |
| 2.  | Owner of Property:               | Westfield, Inc                                                                  |
| 3.  | Agent:                           | BH2M Engineers<br>28 State Street, Gorham, ME 04038                             |
| 4.  | Project Location:                | 20 Pomerleau Street                                                             |
| 5.  | Project Tax Map #/Lot #:         | Tax Map 2, Lot 81 and Lot 81-5                                                  |
| 6.  | Lot Size:                        | 16 AC +/-                                                                       |
| 7.  | Existing Zoning:                 | Industrial -3                                                                   |
| 8.  | Overlay Zoning:                  | none                                                                            |
| 9.  | Designations:                    | none                                                                            |
| 10. | Existing Use:                    | Mixed Commercial – Warehousing                                                  |
| 11. | Proposed Use:                    | 1 unit of warehousing and mixed commercial                                      |
| 12. | Floodplain Status:               | None                                                                            |
| 13. | Approvals Required:              | Minor Site Plan Review                                                          |
| 14. | Uses in the Vicinity:            | Mixed Commercial                                                                |
| 15. | Dimensional Requirements:        |                                                                                 |
|     | Min. Setback from R.O.W: 40 FT   | Minimum Rear Setback: 25 FT                                                     |
|     | Minimum Side Setback: 25 FT      | Maximum Height: 6 stories / 60 FT                                               |
| 16. | Waivers Needed:                  | a. None                                                                         |
| 17. | Waivers Granted:                 | a. None                                                                         |
| 18. | Variances Needed for Approval:   | None.                                                                           |
| 19. | Other Approvals Required:        | Building Permits from the Biddeford Code Enforcement Office.                    |
| 20. | Other Permits Obtained:          | None.                                                                           |
| 21. | Other Non-City Permits Required: | None                                                                            |
| 22. | LDR Attachment A: Fess Paid:     | Yes                                                                             |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. | Application Materials Submitted: <ol style="list-style-type: none"><li>1. Application form dated 2/19/2022.</li><li>2. Cover letter dated 2/21/2022 and submittal application information <i>Final Application Packet, 20 Pomerleau Street, Commercial Buildings Site Plan, Biddeford, Maine, for Westfield Inc. February 2022</i>, prepared by BH2M Engineers and Surveyors.</li><li>3. Engineering Plan set entitled: <i>1 Unit Warehouse Facility, Pomerleau Street, Biddeford, Maine</i>. Dated January 2022. Prepared by BHM2 Engineers and Surveyors.</li></ol> |
| 24. | Staff Review Committee Review History:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | Minor Site Plan review <ul style="list-style-type: none"><li>- May 19, 2022 Meeting</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### **Conclusions of Law:**

The Staff Review Committee concludes based on the application information submitted, staff comments and reports prepared and testimony provided at their meetings, the application conforms to the following provisions:

- A. Article XI Site Plan Review of the City's Land Development Regulations, including Section 5 Site design and development criteria (subsection B):
1. **Drainage:** The proposed development has been designed by a licensed engineer and the design does not create any significant amount of new impervious that are subject to related stormwater and drainage review standards.
  2. **Utilities:** The proposed development has been designed by a licensed engineer and has been reviewed by the City's peer-review engineer and applicable standards related to utilities have been adequately addressed.
  3. **Parking:** The proposed development has been designed to provide for sufficient parking spaces and adequately addresses related parking standards.
  4. **Structural Layout and Design:** The proposed development has been designed to adequately address the factors to be considered under this the Site Design criterion. This includes the Committee finding the use of metal siding for the building façade appropriate as allowed under Section 5.B.4.a.2 of the Article XI; review and approval by the City Fire Department; the removal of paving within the front and side yard setbacks; and demonstration that external lighting will not have an adverse impact to abutting properties and traffic.

- B. Article VI Performance standards of the City's Land Development Regulations, all applicable provisions including Section 37 Glare; and Section 49 Off-Street Parking and Loading.

**Determination:**

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the application with the following conditions:

**Conditions of Approval:**

1. Standard Conditions of Approval apply.

Prior to any ground disturbance or issuance of any permits:

2. All outstanding review comments shall be addressed to the satisfaction of the Assistant City Planner.
3. Approval letter from Fire Department.
4. Financial Capacity Letter.
5. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.
6. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in an amount to be determined by the City based on finalized Unit Cost Estimate shall be submitted to the Planning Department
7. Stabilized Construction Access shall be constructed to the satisfaction of the Engineering Department.
8. Winter Maintenance plan that addresses snow storage shall be approved by the City Engineer.
9. Provide to Assistant City Planner for review and approval lighting information for the site demonstrating no glare and excessive light spillage onto the public street.

Prior to the issuance of any occupancy permits:

10. A sewer permit is required prior to any permit issuance. Sewer impact fee will be assessed once final flow numbers are provided to the Director.
11. Provide sanitary pump make, model and flow discharge curve information to the City Engineer.
12. A performance guarantee (acceptable to the Engineering Department) in the amount of 150% of any remaining site improvements shall be submitted to the Planning Department. Amount to be determined based on City inspections and the recommendation of the City Engineer.

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Staff Review Chairperson

Date

## **1. Single Construction Drawing**

- a. It is difficult deciphering what is existing vs. proposed vs. to-be-demolished since the majority of linework is black and bold; recommend additional callouts and screening existing layers in a consistent manner (some ex. water linework is bold, some screened)
- b. Legend is missing significant amount of linetypes shown on plans, making it unclear what each linework represents
- c. The property line dividing Lot 81 and 81-5 is not shown
- d. The limits of disturbance should be shown and square footage noted on the plan
- e. The net difference in impervious cover should be noted on the plan
- f. Hatches should be included on the plan, showing what areas will be paved, proposed building, landscaped, gravel, etc.
- g. The existing parking area adjacent to Pomerleau Street looks like gravel according to Google Streetview; recommend pre & post-construction photos
  - i. Is it unclear where new asphalt is proposed vs. new vegetation vs. existing gravel
  - ii. It is unclear how the site will be accessed and what the driveway apron will look like (i.e. where will trucks maneuver, location of drive aisles, etc.)
- h. No soil erosion measures are shown; silt fence, construction entrance, catch-basin/inlet protection is needed
- i. Permanent rip-rap/inlet protection should be provided for the ex. 12" CMP culvert within the ex. southern swale
- j. No details provided at all; pavement, striping, signage, ADA, E&S, dumpster, and utility details should be provided
- k. No dimensions provided for: proposed building, building setback from property line, drive aisles, parking layout, ADA parking, etc.
- l. Unclear if a fence is being proposed along the southern drainage swale
- m. Existing utility sizes should be noted on the plans (water, storm, sewer, and gas)
- n. Inverts should be shown for existing storm and sanitary sewers
- o. No force main sizing, material, or details shown; no proposed sewer manhole details, sizing, or inverts provided
- p. Proposed water structures (tees/fitting/valves) should be shown and called out; confirm if an additional water meter is required
- q. Confirm where the proposed building's roof runoff will drain to; roof drain locations and tie-ins should be shown as applicable
- r. Confirm/show proposed building's electrical connection
- s. Recommend bollards be installed at proposed building corners for vehicular/truck protection; confirm if loading docks will be striped
- t. Drawing is signed by a surveyor, not a licensed engineer; confirm as needed
- u. Drawing scale (1" = 25') is not a standard engineering scale
- v. Drawing note #20 claims a Salt/Winter Management Plan was submitted. Not found in submittal package; confirm

## **2. Cost Estimate**

- a. No quantity added for any earthwork/stabilization
- b. No quantity provided for Soil Erosion & Sediment Control
- c. No asphalt or gravel quantities provided
- d. No striping quantity provided
- e. Riprap should be provided for the ex. 12" CMP culvert
- f. No force main size or material provided; how was a unit cost chosen

- g. No water main size or material provided; how was a unit cost chosen
- h. No dumpster unit price provided

**FINAL APPLICATION PACKET**  
**20 POMERLEAU STREET**  
**COMMERCIAL BUILDING SITE PLAN**  
**BIDDEFORD, MAINE**

**FOR**  
**WESTFIELD INC.**

**FEBRUARY 2022**

**Prepared By:**

**Berry Huff McDonald Milligan, Inc.**  
**Engineers Surveyors**  
**380B Maine Street**  
**Gorham, ME 04038**  
**207-839-2771**  
**[wthompson@bh2m.com](mailto:wthompson@bh2m.com)**

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**COVER LETTER / NARRATIVE**



WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

Berry, Huff, McDonald, Milligan Inc.  
*Engineers, Surveyors*

380B Main Street  
Gorham, Maine 04038

Tel. (207) 839-2771  
[www.bh2m.com](http://www.bh2m.com)

February 21, 2022

Greg Tansley  
Biddeford City Planner  
P.O. Box 586  
Biddeford, Maine 04005

Re: Westfield Inc.  
Pomerleau Street Site Plan

Dear Greg;

On behalf of the applicant, David Gould of Westfield Inc., we are submitting a final design of the new commercial project. This building will be constructed within the existing paved site area with no additional impervious.

The proposed use will include minimal regrading of the existing site area. The direction of surface water flows toward Pomerleau Street to the existing storm drain system.

This proposed building will utilize the same access from Pomerleau Street with a delineated 40' curb cut. This building will be served by public water, sewer and overhead electric from an existing utility service running thru this site.

The building will be able to serve a variety of commercial uses with both at grade truck access and truck dock height access.

Please find 5 copies of this site plan with the application packet for your staff review. Application fee will be provided by the applicant.

Sincerely,

  
William A. Thompson  
Project Manager

cc: D. Gould  
encl.

## **APPLICATION**

**CITY OF BIDDEFORD, MAINE  
PLANNING BOARD  
P.O. Box 586, 205 Main Street Biddeford, Maine 04005  
207-284-9115**

**APPLICATION FORM**

**Type of Application:**

☐ Shoreland Zoning Permit      ☒ Site Plan Review (Staff)      ☐ Extraction  
☐ Conditional Use Permit      ☐ Subdivision      ☐ Private Way  
☐ Other: \_\_\_\_\_

**Applicant Information:**

Applicant's Name: Westfield Inc.  
Applicant's Mailing Address: 26 Rivers Edge Drive, Kennebunk, Maine  
Applicant's Telephone: 207 468-1778

What is Applicant's legal interest in the property?

☒ Owner      ☐ Potential Buyer with Contract      ☐ Lease/Rental Agreement

Owner's Name: Westfield Inc.  
Owner's Address: 26 Rivers Edge Drive, Kennebunk, Maine  
Owner's Telephone: 207 468-1778

Agent's Name: William Thompson - BH2M  
Agent's Address: 380B Main Street, Gorham, Maine  
Telephone: 207 839-2771

Engineer/Surveyor: Andrew Morrell PE#13285 - BH2M  
Engineer/Surveyor's Address: 380B Main Street, Gorham, Maine  
Telephone: 207 839-2771

**Project Location and Lot Information:**

Street Address: 20 Pomerleau Street  
Tax Map: 2 Lot: 81 & 81-5  
Current Zoning: I-3 Industrial 3 Shoreland Zoning: N/A

Size of lot: 16 ☒ acres ☐ s.f. Lot Frontage: 489'

Existing Use of Property: Mixed Commercial Uses

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Property currently serviced by:

|                                                  |                                                    |
|--------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> City Road    | <input type="checkbox"/> Private Road              |
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Septic System             |
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Private Well              |
| <input type="checkbox"/> Public Trash            | <input checked="" type="checkbox"/> Private Hauler |

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3 % slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15% + slope)

Are there any wetlands or waterbodies on the site? ☐ Yes ☒ No If yes, attach information

Do you plan to bring fill onto the lot? ☐ Yes ☒ No If yes, attach information

**Description of proposed use of property:**

Project/Proposed Use Description: Construct one commercial building available for lease.  
Access will be from the existing curb cut along Pomerleau Street.

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Property to be serviced by:

|                                                  |                                                    |
|--------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> City Road    | <input type="checkbox"/> Private Road              |
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Septic System             |
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Private Well              |
| <input type="checkbox"/> Public Trash            | <input checked="" type="checkbox"/> Private Hauler |

Is this project part of a larger project? ☐ Yes ☒ No

☐ If in a Shoreland Zone:

Percent of residential lot coverage (Max. 20%): \_\_\_\_\_

Percent of structure expansion (Max. 30%): \_\_\_\_\_

☐ If Subdivision Review, number of lots proposed: \_\_\_\_\_

☐ If a Private Way is proposed, number of lots served: \_\_\_\_\_

☐ If Site Plan Review, you must provide the following information:

Total new square feet footprint of structures: 6,000 sf

Total new square feet paving/parking: 0

Waiver Requests (attach details):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Attachments:**

A. Letters of Approval

- ☐ Fire Department - Contact Chief or Deputy Chief - 282-9986
- ☐ Ability to Serve for Water Service – Maine Water - 282-1543
- ☐ Ability to Serve for Sewer Service- Engineering Dept (Sewer) - Tom Milligan 284-9118
- ☐ Police Department - E-911 Road Name Designation - Contact Joanne Fisk - 282-5127

B. Letter to Planning Board describing project, waiver requests, proposed improvements, addressing permit requirements, etc.

C. Photographs of site.

D. Architectural renderings/drawings of proposed buildings, as required.

E. Engineered Plans, as required.

**Fees (due at time of application):**

Refer to "Attachment A Fees and Charges" of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

**Required Signatures:**

By signing this application, as the foresaid applicant or authorized agent:

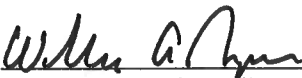
- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

☐ Project proposed to have 1 acre or more of site disturbance:

-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

**Signature of applicant:**

agent

  
William A. Thompson

Date: 2/19/2022

**Signature of owner of property:**

Date: \_\_\_\_\_

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE MYLARS & 2 FULL SIZE PAPER COPIES FOR BOARD SIGNATURE (AS APPLICABLE).  
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

**CHECKLIST**

**CHECKLIST FOR  
SITE PLAN  
REQUIREMENTS**

**YES**   **NO**

- |                                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Be on sheet size of 24 by 36 inches.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale.                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The plan shall bear the date, title, north point.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The plan shall contain a location or vicinity sketch (suggested scale one inch equals 800 feet).                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The plan shall contain the name and address of the developer and applicant.                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All appropriate dimensional requirements.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed easements.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Plan of the site showing existing watercourses and water bodies, seasonal wet areas.                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Plan of the site showing soil type and location of test borings.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of all existing and proposed utilities.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Topographic contours (every five percent for zero to three percent slope; or every two feet for steeper areas).                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan should include preservation and supplementation of existing dominant vegetation.                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan shall indicate which features are to be retained and which are to be removed or altered.                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of stonewalls, graveyards, fences, stands of trees, and other important unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with description of such features. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan view of all buildings with their use, size, location, and first-floor elevation in respect to grade.                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Standard elevation view of existing and proposed buildings or structures on-site.                                                                                                                                                                                                                                                                                                                                                                                      |

**YES   NO**

- |                                     |                          |                                                                                                                                                                                                                                                 |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights and volume.                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads.                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location, width, curbing, and paving of access ways, egress ways, and streets within the site for both pedestrian and vehicular use.                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The location of off-street parking and loading spaces with a layout of the parking indicated.                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The size and proposed location of water mains and sanitary sewerage facilities will all necessary engineering data.                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The size and location of all other existing and proposed public service connections including, without limitation, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground. |
| <input type="checkbox"/>            | <input type="checkbox"/> | The type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste.                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A landscape plan and open space areas indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening; plus size, location, purpose and type of vegetation.                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A drainage plan including location, elevation, layout of catch basins and other surface and subsurface drainage features.                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location, size and design of proposed signs and other advertising or instructional devices.                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained.                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location and type of lighting for outdoor facilities.                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lines of existing and proposed abutting streets showing width.                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Surveyed property lines showing their bearing and distances and monument locations.                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | If subdivision is involved, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use.                                                                                          |

**YES**   **NO**

- |                                     |                          |                                                                                                                                       |
|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> | Provide copies of any covenants or restrictions that are intended to cover all or part of the land area to be developed.              |
| <input type="checkbox"/>            | <input type="checkbox"/> | Indicate limits of the wetland areas on the property.                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Delineate existing zoning boundaries within 1,000 feet of the site.                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stamp and signature of either a Maine licensed land surveyor, professional engineer, or architect responsible for said plan.          |
| <input type="checkbox"/>            | <input type="checkbox"/> | Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for site plan review purposes. |

**DEEDS**

**WARRANTY DEED**  
Maine Statutory Short Form

058354

KNOW ALL BY THESE PRESENTS, that **BRIMSTONE, INC.**, a Maine corporation with a place of business in Portland, County of Cumberland, State of Maine, whose mailing address is 154 Newbury Street, Portland, Maine 04102, for consideration paid, grants to **WESTFIELD, INC.**, a Maine corporation with a place of business in Biddeford, County of York, State of Maine, whose mailing address is 26 Rivers Edge Dr., Kennebunk, ME 04043 with **WARRANTY COVENANTS** the land, together with any improvements thereon, located in Biddeford, County of County of York and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **BRIMSTONE, INC.** has caused this instrument to be signed and sealed this 5<sup>th</sup> day of November, 1998.

WITNESS:

BRIMSTONE, INC.

By William W. Alcorn  
William W. Alcorn, President

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

November 5, 1998

Personally appeared the above-named William W. Alcorn, President of said corporation and acknowledged the foregoing to be his free act and deed, and the deed of said corporation, before me.

Drew A. Andesa  
Notary Public/Attorney at Law

Printed Name

MAINE R.E. TRANSFER TAX PAID

**EXHIBIT A  
TO  
WARRANTY DEED**

**PARCEL ONE:**

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at a stone monument on the southeasterly sideline of Pomerleau Street at the northerly corner of Lot No. 7 as shown on "Plan of Alfred Road Industrial Park" by DesRoberts and Henry, Inc., dated August 9, 1977, and recorded in the York County Registry of Deeds in Plan Book 93, Page 24, said point being the most northerly corner of land now or formerly of one Sanford Construction, Inc., and the most westerly corner of the parcel herein described: thence North  $46^{\circ} 58' 27''$  East along said southeasterly sideline of Pomerleau Street a distance of one hundred thirty-eight and fifty-seven hundredths (138.57) feet to a stone monument and the return of a curve in said sideline: thence along the arc of a regular curve to the right having a radius of fifteen and no hundredths (15.00) feet a distance along the arc of twenty-three and fifty-six hundredths (23.56) feet to the intersection of said curve with a tangent in said sideline: thence South  $43^{\circ} 01' 33''$  East along said sideline a distance of five and no hundredths (5.00) feet to a curve to the left in said sideline: thence along the arc of a regular curve to the left having a radius of seventy and no hundredths (70.00) feet a distance along the arc of two hundred nineteen and ninety-one hundredths (219.91) feet to a tangent in said sideline: thence North  $43^{\circ} 01' 33''$  West along said sideline a distance of seventy and no hundredths (70.00) feet to a stone monument and land now or formerly of one Shaw: thence North  $46^{\circ} 58' 27''$  East along said land of Shaw a distance of eight hundred and seventy-seven hundredths (800.77) feet to a stone monument and land now or formerly of one Davis: thence South  $39^{\circ} 28' 12''$  East along said Davis land a distance of one hundred thirty-eight and ninety-seven hundredths (138.97) feet to a stone monument and the southerly corner of said Davis land: thence North  $51^{\circ} 13' 44''$  East along said Davis land a distance of one hundred thirty-two and ninety-five hundredths (132.95) feet to a stone monument and the westerly corner of land now or formerly of one Kopetski: thence South  $38^{\circ} 48' 11''$  East along said land of Kopetski, Westmore Avenue, and land now or formerly of one Lemovitz a distance of four hundred seventy-nine and eighty-nine hundredths (479.89) feet to land now or formerly of Northern Utilities, Inc., said corner being on the northwesterly sideline of a sixty-six (66) foot wide Right of Way formerly of the Portsmouth, Saco, and Portland Railroad, later known as the Boston and Maine Railroad Eastern Division: thence South  $51^{\circ} 09' 56''$  West along said land of Northern Utilities, Inc., and land now or formerly of the State of Maine a distance of one thousand two hundred twenty-one and ninety-five hundredths (1221.95) feet to a stone monument and land now or formerly of Sanford Construction, Inc.: thence North  $38^{\circ} 50' 20''$  West along land of Sanford Construction, Inc., a distance of four hundred eighty-nine and fifteen hundredths (489.15) feet to said Pomerleau Street and the point of beginning.

Said parcel contains fifteen and thirty-seven hundredths (15.37) acres, more or less, and is Lot No. 8 on said plan of Alfred Road Industrial Park.

Bearings are based on a magnetic observation in 1973.

Subject to an easement reserved by the Inhabitants of the City of Biddeford for roadway purposes, as follows:

Beginning at a stone monument shown on Plan of Alfred Road Industrial Park by DesRoberts and Henry, Inc., dated August 9, 1977, and recorded in the York County Registry of Deeds in Plan Book 93, Page 24. Said monument being on the northwesterly sideline of Pomerleau Street at the southwesterly corner of the land now or formerly of Wood Structures, Inc., with land now or formerly of one Shaw; thence North 46° 58' 27" East along said land of Shaw a distance of eight hundred and seventy-seven hundredths (800.77) feet to a stone monument and land now or formerly of one Davis; thence South 39° 28' 12" East along said land of Davis a distance of fifty and ten hundredths (50.10) feet to an iron pipe; thence South 46° 58' 27" West along land now or formerly of Wood Structures, Inc., a distance of seven hundred ninety-seven and sixty-seven hundredths (797.67) feet to the northeasterly sideline of said Pomerleau Street; thence North 43° 01' 33" West along said northeasterly sideline of Pomerleau Street a distance of fifty and no hundredths (50.00) feet to the point of beginning.

Said parcel contains ninety-two hundredths (0.92) of an acre, more or less, and is a portion of Lot No. 8 on said plan.

Bearings are based on a magnetic observation in 1973.

The above descriptions were prepared from "Plan of Alfred Road Industrial Park" by DesRoberts and Henry, Inc., dated August 9, 1977, George H. DesRoberts, Registered Land Surveyor.

#### PARCEL TWO:

A certain lot or parcel of land located on the westerly side of the Boston and Maine Railroad, Western division, in the City of Biddeford, County of York, State of Maine, and being more particularly bounded and described as follows:

Beginning at a 5/8" diameter iron rod with survey cap inscribed R.L.S. 1253 set at the southerly corner of land now or formerly of Dube Drywall, Inc. and the easterly corner of land of William W. Alcorn on the westerly sideline of the Boston and Maine Railroad.

thence N 38° 51' 10" W a distance of two hundred seventy-nine and eighteen hundredths (279.18) feet along land now or formerly of said Alcorn to a 5/8" diameter iron rod found 2" above grade land now or formerly of said Dube Drywall, Inc.;

thence S 63° 59' 40" E a distance of sixty-nine and eight hundredths (69.08) feet along land now or formerly of said Dube Drywall, Inc. to a 5/8" diameter iron rod with survey cap inscribed Oak Point R.L.S. 1253 set;

thence S 41° 42' 10" E a distance of two hundred sixteen and eighty-eight hundredths (216.88) feet along land now or formerly of said Dube Drywall, Inc. to a 5/8" diameter iron rod with survey cap inscribed Oak Point R.L.S. 1253 set at the westerly sideline of the Boston and Maine Railroad;

thence S 51° 06' 50" W a distance of thirty-nine and ninety-eight hundredths (39.98) feet along the westerly sideline of the Boston and Maine Railroad to the point of beginning.

Further reference is made to a plan entitled "Standard Boundary Survey Plan of Land of Dube Drywall, Inc., Westmore Avenue, Biddeford, County of York, State of Maine . . . dated April 6, 1990, revised May 28, 1991, by Oak Point Associates, Job No. 145-86S. The parcel described contains 8.421 square feet, more or less, and is labeled on said plan as "Parcel to be conveyed By Dube Drywall, Inc. To William Alcorn".

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Brimstone, Inc. by deed of William W. Alcorn, dated December 31, 1997 and recorded in the York County Registry of Deeds in Book 8586, Page 225.

Seventy-fourth WORD A View Deed 45

RECEIVED YORK S.S.

1998 NOV -6 P 12:44

WITNESSES: *Lois M. Alcorn*  
REGISTER OF DEEDS

-4-

*4/22/98 Keston T + N*

287  
Scott Edmunds  
c/o Bergen & Parkinson, LLC  
62 Portland Road, Suite 25  
Kennebunk, Maine 04043

Doc# 2011020125  
Bk 16102 Ps 230 - 231  
Received York SS  
05/26/2011 3:59PM  
Debra L. Anderson  
Register of Deeds

Space Above This Line For Recording Data

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that 32N, LLC, a Maine Limited Liability Company with a principal place of business in the City of Biddeford, County of York, State of Maine, FOR CONSIDERATION PAID, hereby grants to WESTFIELD, INC., a Maine corporation with a principal place of business in the City of Biddeford, County of York and State of Maine with QUITCLAIM COVENANTS, all its right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located in the City of Biddeford, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, the undersigned Anne C. Gould, a Member of 32N, LLC has hereunder set his hand and seal as of this 18 day of May, 2010.

[Signature]  
WITNESS

By: [Signature]  
Anne C. Gould, a Member  
Thereunto duly authorized

STATE OF MAINE  
York County, ss.

May 18, 2011

Personally appeared the above-named Anne C. Gould in her capacity as a Member of 32N, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity duly authorized on behalf of said Company.

Before me,

[Signature]  
Attorney at Law/Notary Public  
Scott Edmunds

MAINE R.E. TRANSFER TAX PAID

EXHIBIT A  
32N, LLC  
To  
WESTFIELD INC.

A certain lot or parcel of land located on the southeasterly sideline of Pomerleau Street, so-called, in the City of Biddeford, County of York and State of Maine; said parcel being more particularly described as follows:

Beginning at a  $\frac{3}{4}$ " iron pipe found on the southeasterly sideline of said Pomerleau Street at the westerly corner of land now or formerly of Westfield, Inc.;

Thence S  $38^{\circ}-50'-20''$ E along the land of said Westfield, Inc. a distance of 265.78 feet a #5 iron rod found with cap (PLS #2127) and land now or formerly of the City of Biddeford;

Thence S  $51^{\circ}-01'-50''$ W along the land of the City of Biddeford a distance of 120.10 feet to a capped iron rod to be set (PLS #2190) and the southeasterly sideline of said Pomerleau Street;

Thence N  $46^{\circ}-58'-31''$ E along the southeasterly sideline of said Pomerleau Street a distance of 130.89 feet to the point of beginning.

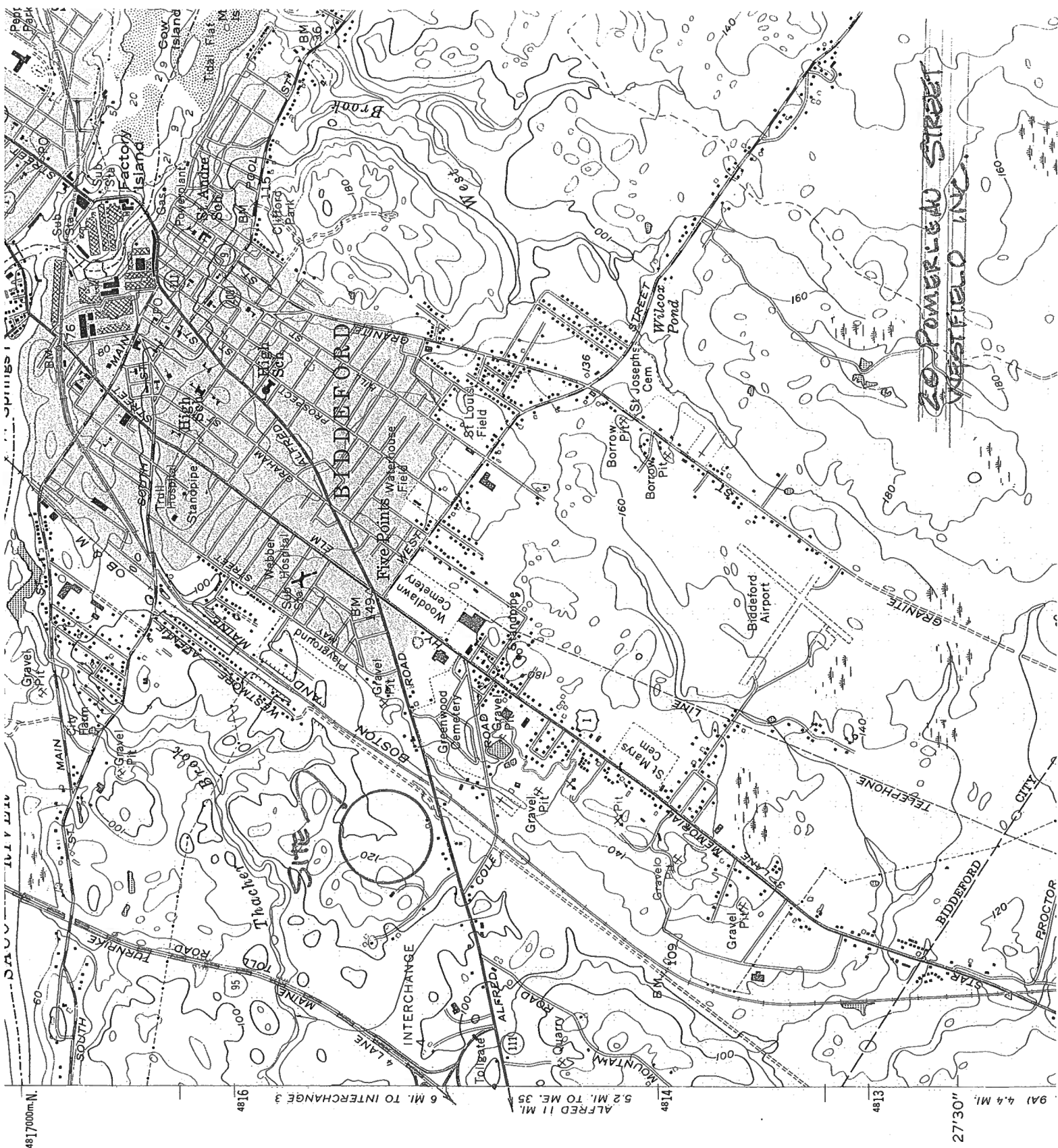
The above described parcel contains 32,752 square feet. All bearings refer to Magnetic North as observed in 1977.

The above-described parcel is subject to utility easement to the City of Biddeford and a 20-foot drainage and utility easement reserved by the City of Biddeford as shown on a certain plan entitled "Alfred Road Industrial Park Subdivision of Land of the City of Biddeford, Maine" recorded with the York County Registry of Deeds in Plan Book 93, Page 24.

Meaning and intending to convey a portion of the premises conveyed to 32N, LLC by Out Of The Rough, Inc. by Quitclaim Deed With Covenant dated December 30, 2009 and recorded with the York County Registry of Deeds in Book 15789 at Page 499.

End of Document

**USGS MAP**



20 POWERLEAD STREET  
WESTFIELD INC.

**WATER CO. LETTER**



July 7<sup>th</sup>, 2020

Berry, Huff, McDonald, Milligan Inc.  
ATTN: William Thompson  
28 State Street  
Gorham, ME 04038

Re: Ability to Serve Determination – 20-26 Pomerleau St Development - Biddeford

Dear Mr. Thompson,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination on behalf of your client, Westfield Inc., for the above referenced project. The request indicates the applicant's goal is to have a small contractor occupy each space, but the units will be available for any allowed uses under Industrial Zone. At this time, the demand information is unknown. For your planning board requirements, MWC does have sufficient capacity in the area from the 12 inch public main on Pomerleau Street which precedes the 8" private service main that provides water to this parcel. The static pressure in the area is approximately 55 psi. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- Domestic and Fire services must each be individually tapped from the private service main that services this parcel. If fire services are required, a hydrant flow test must be conducted in the area to ensure adequate flows can be met in a peak fire event.
- An easement for access and operation of all service valves and waterworks infrastructure on the 20-26 Pomerleau St parcel must be signed and registered in the County Registry.
- Additional plan approval, paperwork and fees associated with services for this project will require further coordination with MWC. Please allow 3-4 weeks before construction begins on waterworks materials to finalize all paperwork and fees.

Should a Customer Agreement for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with Maine Water Company material and installation specifications. All appropriate paperwork must be completed and the deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays.

Water service will be provided in accordance with our standard terms and conditions as well as Maine Public Utilities Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at [Marcus.Knipp@mainewater.com](mailto:Marcus.Knipp@mainewater.com). We look forward to working with you throughout design and construction.

Sincerely,  
The Maine Water Company

Marcus Knipp, E.I.T.  
Engineer

**WASTEWATER LETTER**



# CITY OF BIDDEFORD, MAINE

---

## ENGINEERING DIVISION/PUBLIC WORKS DEPARTMENT

P.O. Box 586  
Biddeford, Maine 04005  
(207) 284-9118  
Fax (207) 286-9384

Tom Milligan  
Engineering/Wastewater Director

City of Biddeford, Maine  
Wastewater Department  
205 Main Street · PO Box 586 · Biddeford, Maine 04005-0586  
Telephone 207 284-9118

December 29, 2020

### **Letter of Wastewater Treatment Plant Capacity to Serve**

**Brief description of project:** 4 Unit commercial Project by Westfield Inc., Pomerleau Ave  
Estimated flows: 96 gpd.

#### **Determination**

The City of Biddeford Wastewater Department has reviewed the request to serve the above-described project. It has been determined that at this time, once the flow reaches the treatment facility, the City has sufficient capacity at the City's Wastewater Treatment Facilities to serve the above described project. It is estimated that 96 gpd of flow will be generated from the project. Changes to the project from that presented to this department may require a new review of the request for ability to serve. This determination will be effective for a period of one year from the date above.

The property will be served by a private force main sewer connection into an existing private SMH which will then flow to the City system.

Upon approval of the Planning Board the applicant must make application for sewer service. Flow amounts for the project will be determined at the time application is made and may or may not be the amount stated above. The applicant will be required to pay all fees including any determined pump station upgrade costs based on the flow amount calculated at the time application is made and prior to the issuance of any building permits and/or the issuance of a certificate of occupancy.

This Capacity to Serve Letter is intended only to determine the City of Biddeford Wastewater Treatment Facility's ability to handle and treat the flow from the above stated project once it is received at the treatment facility. The Planning Department, Engineering Department or other persons from the Wastewater Department may require further studies or documentation regarding the impact on the City's sewer collection system or its components.

**LIGHTING CUT SHEETS**

## DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

|             |  |      |
|-------------|--|------|
| Catalog #   |  | Type |
| Project     |  |      |
| Comments    |  | Date |
| Prepared by |  |      |

## SPECIFICATION FEATURES

### Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

### Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

### Mounting

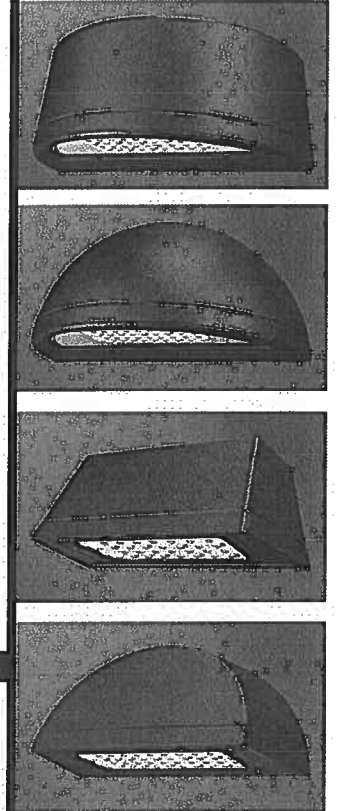
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

### Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

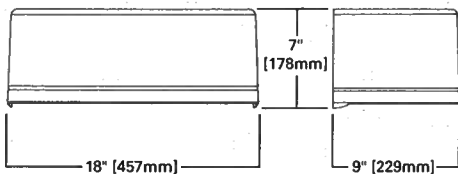
### Warranty

Five-year warranty.

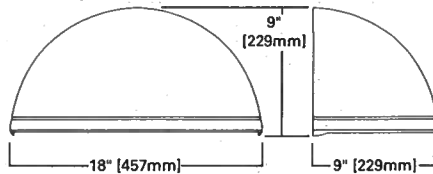


## DIMENSIONS

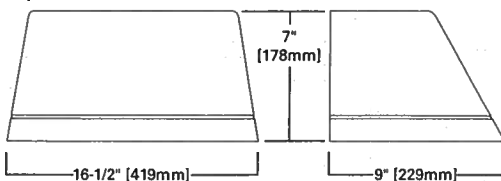
### Cylinder



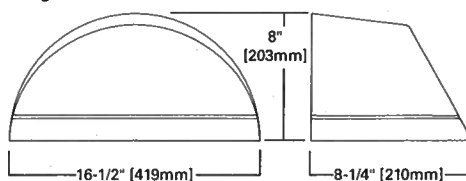
### Quarter Sphere



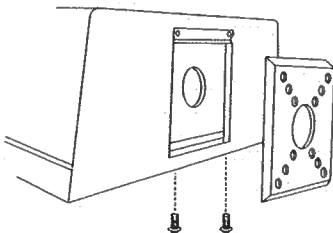
### Trapezoid



### Wedge



## HOOK-N-LOCK MOUNTING



## ISC/ISS/IST/ISW IMPACT ELITE LED



1 - 2 LightBARs  
Solid State LED

## WALL MOUNT LUMINAIRE

### CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
ISO 9001  
DesignLights Consortium® Qualified\*

### ENERGY DATA

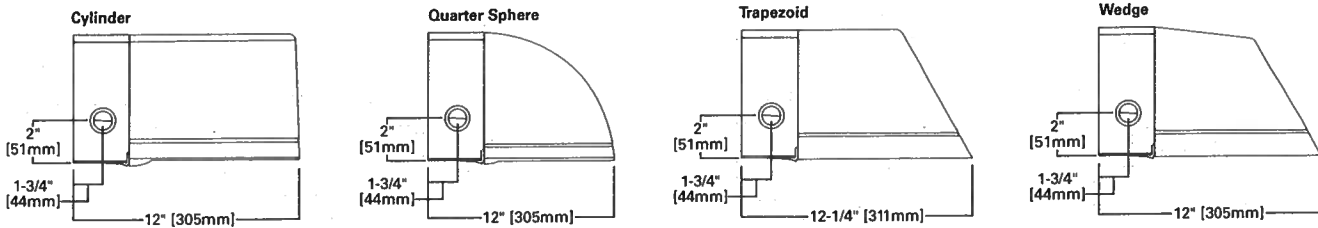
Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

### SHIPPING DATA

Approximate Net Weight:  
18 lbs. (8 kgs.)



## THRUWAY BACK BOX



## POWER AND LUMENS BY BAR COUNT

| Number of LightBARs |              | E01             | E02      | F01            | F02      |
|---------------------|--------------|-----------------|----------|----------------|----------|
|                     |              | 21 LED LightBAR |          | 7 LED LightBAR |          |
| Drive Current       |              | 350mA           |          | 1A             |          |
| Power (Watts)       | 120-277V     | 25W             | 47W      | 26W            | 50W      |
| Current (A)         | 120V         | 0.22            | 0.40     | 0.22           | 0.42     |
|                     | 277V         | 0.10            | 0.18     | 0.10           | 0.19     |
| Power (Watts)       | 347V or 480V | 31W             | 52W      | 32W            | 55W      |
| Current (A)         | 347V         | 0.11            | 0.16     | 0.11           | 0.17     |
|                     | 480V         | 0.16            | 0.18     | 0.16           | 0.18     |
| <b>Optics</b>       |              |                 |          |                |          |
| BL2                 | Lumens       | 2,738           | 5,476    | 2,260          | 4,521    |
|                     | Bug Rating   | B1-U0-G1        | B1-U0-G1 | B1-U0-G1       | B1-U0-G1 |
| BL3                 | Lumens       | 2,702           | 5,405    | 2,231          | 4,462    |
|                     | Bug Rating   | B1-U0-G1        | B1-U0-G2 | B1-U0-G1       | B1-U0-G1 |
| BL4                 | Lumens       | 2,613           | 5,225    | 2,157          | 4,313    |
|                     | Bug Rating   | B1-U0-G1        | B1-U0-G2 | B1-U0-G1       | B1-U0-G1 |
| GZW                 | Lumens       | 2,785           | 5,570    | 2,299          | 4,598    |
|                     | Bug Rating   | B2-U0-G2        | B3-U0-G3 | B1-U0-G1       | B2-U0-G2 |
| SLR/SL              | Lumens       | 2,435           | 4,869    | 2,010          | 4,020    |
|                     | Bug Rating   | B1-U0-G1        | B1-U0-G2 | B1-U0-G1       | B1-U0-G2 |

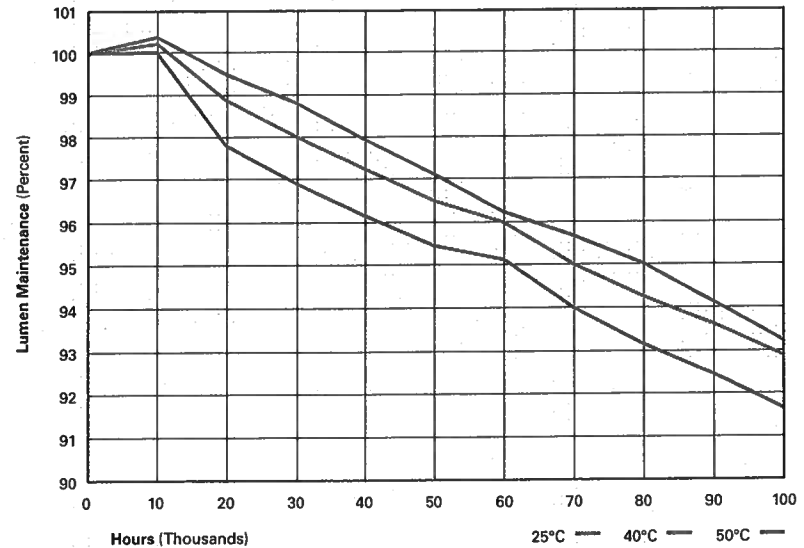
## LUMEN MAINTENANCE

| Ambient Temperature | 25,000 Hours* | 50,000 Hours* | 60,000 Hours* | 100,000 Hours | Theoretical L70 (Hours) |
|---------------------|---------------|---------------|---------------|---------------|-------------------------|
| 25°C                | > 99%         | > 97%         | > 96%         | > 93%         | > 450,000               |
| 40°C                | > 98%         | > 97%         | > 96%         | > 92%         | > 425,000               |
| 50°C                | > 97%         | > 96%         | > 95%         | > 91%         | > 400,000               |

\* Per IESNA TM-21 data.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C                | 1.02             |
| 15°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |



## ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

| Product Family <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Number of LightBARs <sup>2,3</sup>                                                                       | Lamp Type                             | Voltage                                                       | Distribution                                                                                                                                                                                                                                                       | Color <sup>4</sup>                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| ISC=Impact Elite LED Small Cylinder<br>ISS=Impact Elite LED Small Quarter Sphere<br>IST=Impact Elite LED Small Trapezoid<br>ISW=Impact Elite LED Small Wedge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | E01=(1) 21 LED LightBAR<br>E02=(2) 21 LED LightBARs<br>F01=(1) 7 LED LightBAR<br>F02=(2) 7 LED LightBARs | LED=Solid State Light Emitting Diodes | E1=Electronic (120-277V)<br>347=347V<br>480=480V <sup>4</sup> | BL2=Type II w/Back Light Control<br>BL3=Type III w/Back Light Control<br>BL4=Type IV w/Back Light Control<br>GZW=Wall Grazer Wide<br>SLL=90° Spill Light Eliminator Left<br>SLR=90° Spill Light Eliminator Right                                                   | AP=Grey<br>BZ=Bronze<br>BK=Black<br>DP=Dark Platinum<br>GM=Graphite Metallic<br>WH=White |
| <b>Options (Add as Suffix)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                          |                                       |                                                               | <b>Accessories (Order Separately)<sup>11</sup></b>                                                                                                                                                                                                                 |                                                                                          |
| 2L=Two Circuits <sup>6</sup><br>7030=70 CRI / 3000K CCT <sup>7</sup><br>7050=70 CRI / 5000K CCT <sup>7</sup><br>7060=70 CRI / 5700K CCT <sup>7</sup><br>8030=80 CRI / 3000K CCT <sup>7</sup><br>P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage)<br>OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) <sup>8</sup><br>BBB-XX=Battery Pack with Back Box (Specify 120V or 277V) <sup>9</sup><br>CWB-XX=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) <sup>10</sup><br>DIM=0-10V Dimming Drivers<br>LCF=LightBAR Cover Plate Matches Housing Finish<br>ULG=Uplight Glow<br>TR=Tamper Resistant Hardware |                                                                                                          |                                       |                                                               | MA1253=10kV Circuit Module Replacement<br>MA1254-XX=Thruway Back Box - Impact Elite Trapezoid<br>MA1255-XX=Thruway Back Box - Impact Elite Cylinder<br>MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere<br>MA1257-XX=Thruway Back Box - Impact Elite Wedge |                                                                                          |

## NOTES:

- DesignLights Consortium<sup>®</sup> Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
- 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
- Extended lead times apply.
- Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
- Specify 120V or 277V. LED standard Integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Specify 120V or 277V. LED cold weather Integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Replace XX with color suffix.

## DESCRIPTION

The patented 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, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## 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 medium design. The small housing is available in 7W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium 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. Minimum 5" wide pole for site lighting application. 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. Available in seven lumen packages; 5000K and 4000K 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. 7W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch

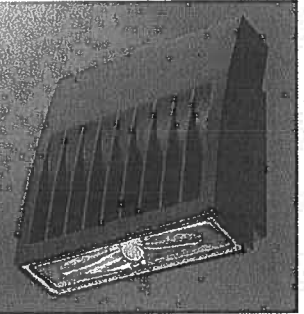
wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

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

### Warranty

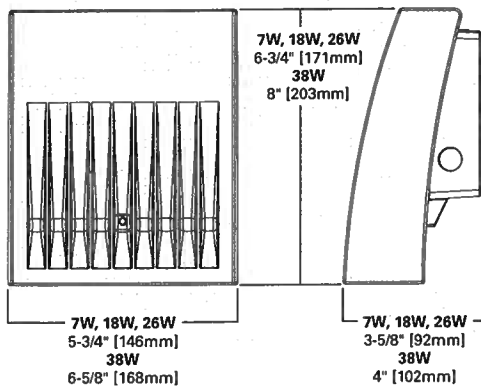
Five-year warranty.



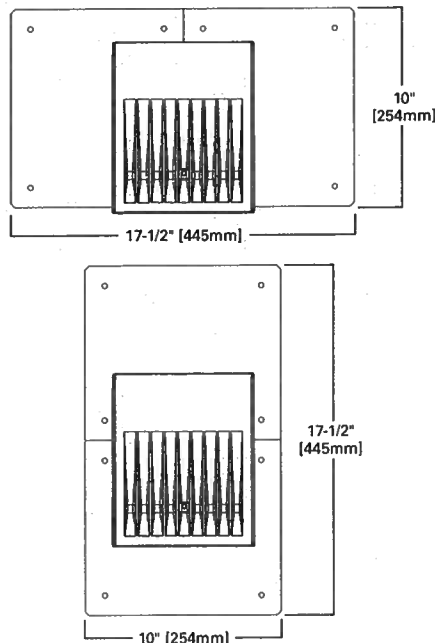
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant

## TECHNICAL DATA

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

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1A, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

## LUMENS - CRI/CCT TABLE

| LED Information                                          | XTOR1A   | XTOR2B   | XTOR2B-W | XTOR3B   | XTOR3B-W | XTOR4B   | XTOR4B-W |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|
| Delivered Lumens (Wall Mount)                            | 772      | 2,135    | 2,103    | 2,751    | 2,710    | 4,269    | 4,205    |
| Delivered Lumens (With Flood Accessory Kit) <sup>1</sup> | 468      | 1,495    | 1,472    | 2,099    | 2,068    | 3,168    | 3,121    |
| B.U.G. Rating <sup>2</sup>                               | B0-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B2-U0-G0 | B2-U0-G0 |
| CCT (Kelvin)                                             | 5,000    | 5,000    | 4,000    | 5,000    | 4,000    | 5,000    | 4,000    |
| CRI (Color Rendering Index)                              | 65       | 70       | 70       | 70       | 70       | 70       | 70       |
| Power Consumption (Watts)                                | 7W       | 18W      | 18W      | 26W      | 26W      | 38W      | 38W      |

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

## CURRENT DRAW

| Voltage | Model Series |        |        |        |
|---------|--------------|--------|--------|--------|
|         | XTOR1A       | XTOR2B | XTOR3B | XTOR4B |
| 120V    | 0.05A        | 0.15A  | 0.22A  | 0.34A  |
| 208V    | 0.03A        | 0.09A  | 0.13A  | 0.17A  |
| 240V    | 0.03A        | 0.08A  | 0.11A  | 0.17A  |
| 277V    | 0.03A        | 0.07A  | 0.10A  | 0.15A  |
| 347V    | 0.025A       | 0.06A  | 0.082A | 0.12A  |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (72,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| <b>XTOR1A Model</b> |                                        |                         |
| 25°C                | > 92%                                  | 290,000                 |
| 40°C                | > 92%                                  | 290,000                 |
| 50°C                | > 91%                                  | 270,000                 |
| <b>XTOR2B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 240,000                 |
| 40°C                | > 88%                                  | 212,000                 |
| 50°C                | > 87%                                  | 196,000                 |
| <b>XTOR3B Model</b> |                                        |                         |
| 25°C                | > 91%                                  | 280,000                 |
| 40°C                | > 91%                                  | 270,000                 |
| 50°C                | > 88%                                  | 240,000                 |
| <b>XTOR4B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 222,000                 |
| 40°C                | > 87%                                  | 198,000                 |
| 50°C                | > 87%                                  | 184,000                 |

## ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

| Series                                                                                               | LED Kelvin Color                                                              | Housing Color                                                                                                   | Options (Add as Suffix)                                                                                                                       | Accessories (Order Separately)                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| XTOR1A=Small Door, 7W<br>XTOR2B=Small Door, 18W<br>XTOR3B=Small Door, 26W<br>XTOR4B=Medium Door, 38W | [Blank]=Bright White (Standard), 5000K<br>W=Neutral White, 4000K <sup>1</sup> | [Blank]=Carbon Bronze (Standard)<br>WT=Summit White<br>BK=Black<br>BZ=Bronze<br>AP=Grey<br>GM=Graphite Metallic | PC1=Photocontrol 120V <sup>2</sup><br>PC2=Photocontrol 208-277V <sup>2,3</sup><br>347V=347V <sup>4</sup><br>HA=50°C High Ambient <sup>4</sup> | WG/XTOR=Wire Guard <sup>5</sup><br>XTORFLD-KNC=Knuckle Floodlight Kit <sup>6</sup><br>XTORFLD-TRN=Trunnion Floodlight Kit <sup>6</sup><br>XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White <sup>6</sup><br>XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White <sup>6</sup><br>EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze<br>EWP/XTOR-WT=Escutcheon Wall Plate, Summit White |

## NOTES:

- 2B, 3B, and 4B models only.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

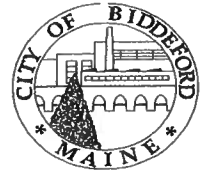
## STOCK ORDERING INFORMATION

| 7W Series                                    | 18W Series                                      | 26W Series                                    | 38W Series                                      |
|----------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------------------------|
| XTOR1A=7W, 5000K, Carbon Bronze              | XTOR2B=18W, 5000K, Carbon Bronze                | XTOR3B=26W, 5000K, Carbon Bronze              | XTOR4B=38W, 5000K, Carbon Bronze                |
| XTOR1A-WT=7W, 5000K, Summit White            | XTOR2B-W=18W, 4000K, Carbon Bronze              | XTOR3B-W=26W, 4000K, Carbon Bronze            | XTOR4B-W=38W, 4000K, Carbon Bronze              |
| XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze | XTOR2B-WT=18W, 5000K, Summit White              | XTOR3B-WT=26W, 5000K, Summit White            | XTOR4B-WT=38W, 5000K, Summit White              |
|                                              | XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze   | XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze | XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze   |
|                                              | XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze |                                               | XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze |

**COST ESTIMATE WORKSHEET**

# City of Biddeford, Maine

## COST ESTIMATE WORKSHEET



OWNER/APPLICANT: **Westfield Inc.**

PROJECT NAME: **Commercial Building**

**FEBRUARY 2022**

|    | ITEM                             | UNIT        | QUANTITY | UNIT COST  | TOTAL       |
|----|----------------------------------|-------------|----------|------------|-------------|
| 1  | Clearing and Grubbing            | Acre        | 0        |            |             |
| 2  | Erosion/Sediment Control         | Lump Sum    | 0        |            |             |
| 3  | Site Stabilization               | Lump Sum    | 0        |            |             |
| 4  | Ledge Removal                    | Cubic Yard  | 0        |            |             |
| 5  | Sanitary Sewer                   |             |          |            |             |
|    | Manholes                         | Each        | 1        | \$2,000.00 | \$2,000.00  |
|    | Main Force Main                  | Linear Foot | 280      | \$15.00    | \$4,200.00  |
|    | House Services                   | Linear Foot | 0        |            |             |
| 6  | Water Main                       |             |          |            |             |
|    | Main                             | Linear Foot | 240      | \$50.00    | \$12,000.00 |
|    | House Services                   | Linear Foot | 0        |            | \$0.00      |
|    | Hydrants                         | Each        | 0        |            | \$0.00      |
| 7  | Electric Overhead On-site        |             |          |            |             |
|    | Underground Utility Trench       | Linear Foot | 0        |            | \$0.00      |
|    | Conduit/Wiring                   | Linear Foot | 0        |            | \$0.00      |
|    | Transformer Bases                | Each        | 0        |            | \$0.00      |
| 8  | Storm Drainage                   |             |          |            |             |
|    | Pipe/Culvert                     | Linear Foot | 0        |            |             |
|    | Catch Basin                      | Each        | 0        |            |             |
|    | Other Treatment Devices          | Each        | 0        |            |             |
| 9  | Stormwater Management            |             |          |            |             |
|    | Outlet Control Structure         | Each        | 0        |            | \$0.00      |
|    | Stormwater Management Facilities | Each        | 0        |            | \$0.00      |
| 10 | Excavate and Grade Subgrade      | Cubic Yard  | 0        |            | \$0.00      |
| 11 | Roadways                         |             |          |            |             |
|    | Subbase Gravel                   | Cubic Yard  | 0        |            | \$0.00      |
|    | Base/Finish Gravel               | Cubic Yard  | 0        |            | \$0.00      |
|    | Base Paving                      | Ton         | 0        |            | \$0.00      |
|    | Finish Paving                    | Ton         | 0        |            | \$0.00      |
|    | Geotextile Fabric                | Ton         | 0        |            | \$0.00      |
| 12 | Sidewalks                        |             |          |            |             |
|    | Subbase Gravel                   | Cubic Yard  | 0        |            | \$0.00      |
|    | Base/Finish Gravel               | Cubic Yard  | 0        |            | \$0.00      |
|    | Base Paving                      | Ton         | 0        |            | \$0.00      |
|    | Finish Paving                    | Ton         | 0        |            | \$0.00      |
| 13 | Parking Lots/Other Areas         |             |          |            |             |
|    | Subbase Gravel                   | Cubic Yard  | 0        |            |             |
|    | Base/Finish Gravel               | Cubic Yard  | 0        |            |             |
|    | Base Paving                      | Ton         | 0        |            |             |
|    | Finish Paving                    | Ton         | 0        |            |             |

# *City of Biddeford, Maine*

## COST ESTIMATE WORKSHEET

|    |                                       |             |     |            |            |
|----|---------------------------------------|-------------|-----|------------|------------|
| 14 | Curbing – Bituminous                  | Linear Foot | 0   |            | \$0.00     |
| 15 | Curbing - Concrete                    |             |     |            |            |
| 15 | Curbing – Granite                     | Linear Foot | 0   |            | \$0.00     |
| 16 | Pavement Striping                     | Linear Foot | 0   |            | \$0.00     |
| 17 | Guardrail                             | Linear Foot | 0   |            | \$0.00     |
| 18 | Fencing                               | Linear Foot | 0   |            | \$0.00     |
| 19 | Loam and Seed <b>GRASS SHOULDER</b>   |             | 1.2 | \$1,000.00 | \$1,200.00 |
| 20 | Riprap                                | Cubic Yard  | 0   |            | \$0.00     |
| 21 | Landscaping T                         | Each        | 0   |            | \$0.00     |
| 22 | Street Lights                         | Each        | 0   |            | \$0.00     |
| 23 | Site Lighting <b>BUILDING MOUNTED</b> | Each        | 4   | \$200.00   | \$800.00   |
| 24 | Monuments/Iron Pipes                  | Lump Sum    | 0   |            | \$0.00     |
| 25 | Clean Up                              | Lump Sum    | 1   | \$500.00   | \$500.00   |
| 26 | As Builts                             | Lump Sum    | 1   | \$500.00   | \$500.00   |
| 27 | Other <b>Grinder E-one Pump</b>       | Each        |     | \$5,000.00 | \$5,000.00 |
| 28 | Other                                 |             |     |            | \$0.00     |
| 29 | Other                                 |             |     |            | \$0.00     |
| 30 | Other                                 |             |     |            | \$0.00     |
| 31 | Other                                 |             |     |            | \$0.00     |

**COST ESTIMATE TOTAL:**

**\$26,200.00**

**150% of TOTAL:**

**\$39,300.00**

### FOR OFFICE USE ONLY

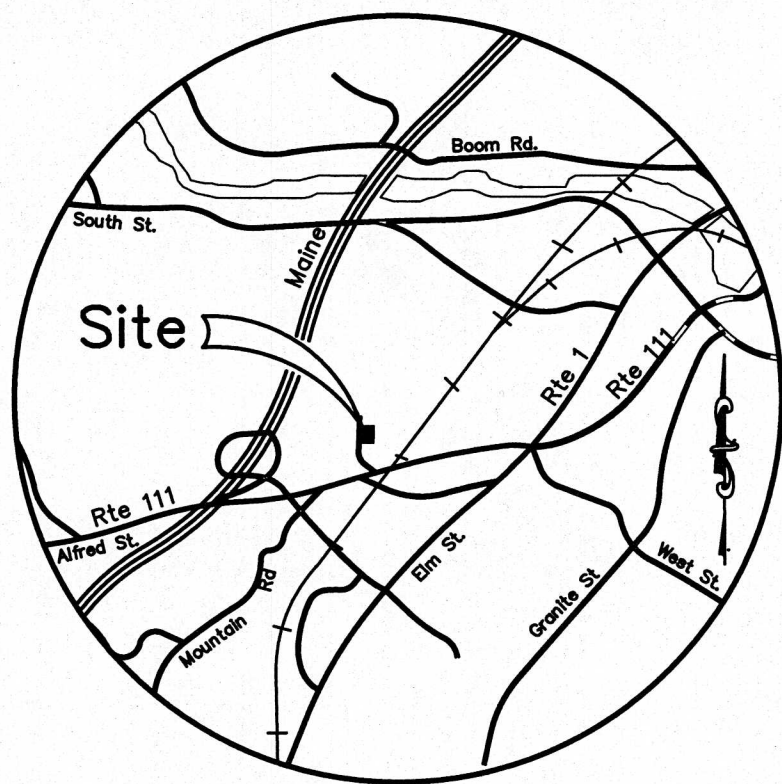
EROSION CONTROL/SITE STABILIZATION BOND (IF APPLICABLE): \_\_\_\_\_

PERFORMANCE GUARANTEE REQUIRED: \_\_\_\_\_

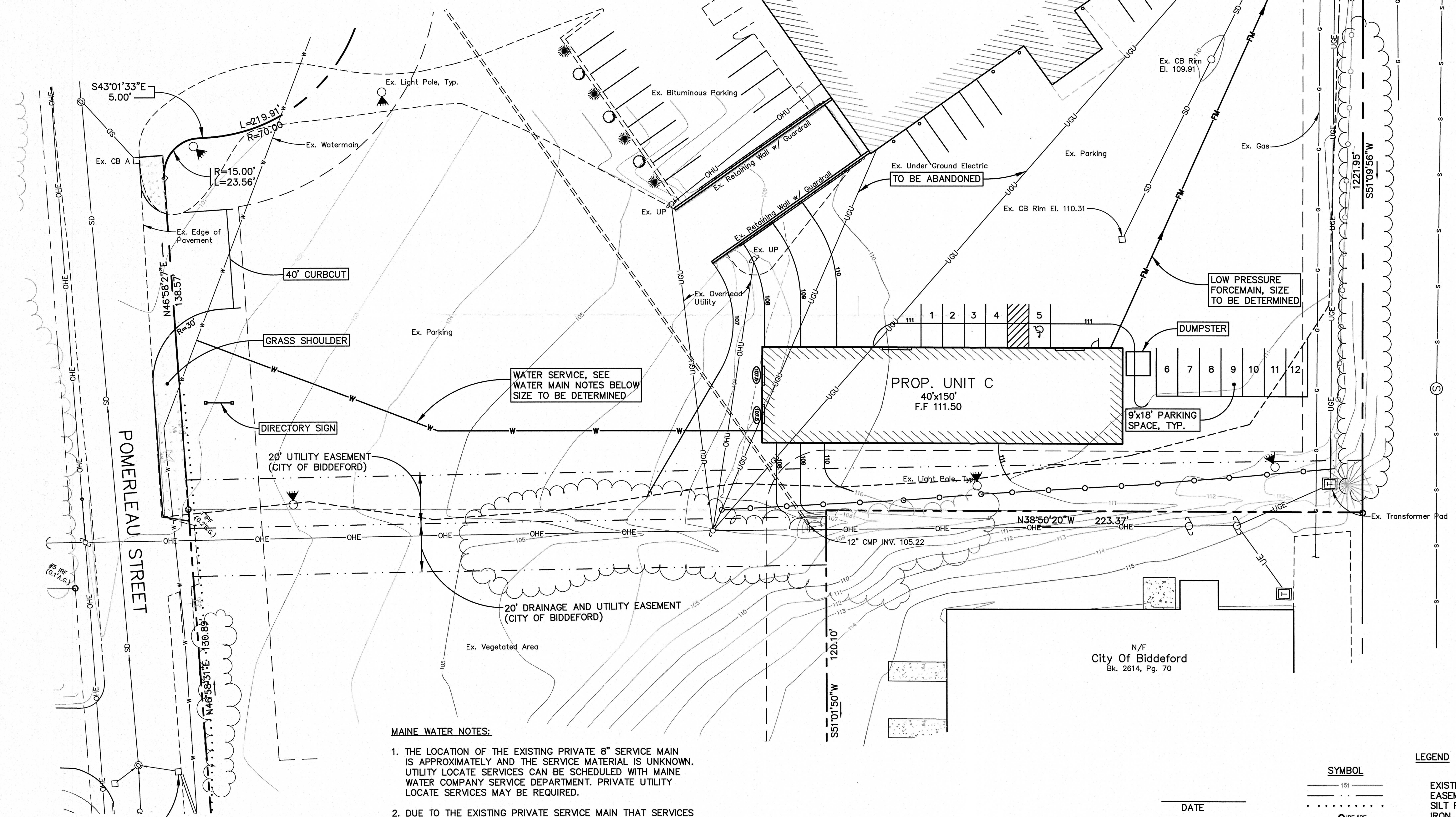
Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



LOCATION MAP  
SCALE: 1" = 2 MILES



MAINE WATER NOTES:

1. THE LOCATION OF THE EXISTING PRIVATE 8" SERVICE MAIN IS APPROXIMATELY AND THE SERVICE MATERIAL IS UNKNOWN. UTILITY LOCATE SERVICES CAN BE SCHEDULED WITH MAINE WATER COMPANY SERVICE DEPARTMENT. PRIVATE UTILITY LOCATE SERVICES MAY BE REQUIRED.
2. DUE TO THE EXISTING PRIVATE SERVICE MAIN THAT SERVICES THIS PARCEL NEW SERVICES FOR NEW BUILDINGS ON THIS SAME PARCEL SHOULD BE TAPPED FROM THE PRIVATE SIDE OF THE SERVICE MAIN BEYOND THE RIGHT-OF-WAY. OWNERSHIP AND MAINTENANCE OF SERVICES AND MAIN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. MWC STILL REQUIRES ALL SPECIFICATIONS TO BE FOLLOWED WITH PRIVATE MAINS AND SERVICES PROPER PERMITS PROVIDED THROUGH MWC REVIEW AND AGREEMENT/CONTRACTORS MUST BE OBTAINED BEFORE ANY WORK ON WATERWORKS MATERIALS.
4. THE 8" SERVICE MAIN TRANSITIONS FROM A PUBLIC SERVICE TO A PRIVATE SERVICE WHERE THE 8" MAIN EXITS THE PUBLIC RIGHT-OF-WAY. THE PRIVATE SERVICE MAIN SERVES PARCEL 20-26 POMERLEAU STREET. SEE PLAN FOR APPROXIMATE LOCATION OF TRANSITION.

GREG TANSLEY, CITY PLANNER, DULY AUTHORIZED TO SIGN ON BEHALF OF THE BIDDEFORD PLANNING BOARD DUE TO THE CORONAVIRUS PANDEMIC AND THE GOVERNOR'S DECLARATION OF A CIVIL STATE OF EMERGENCY, THE BIDDEFORD PLANNING BOARD AUTHORIZED THE CITY PLANNER TO SIGN THE FINAL PLAN ON BEHALF OF THE PLANNING BOARD AND DECLARED THAT THE FINAL PLAN, ONCE SIGNED BY THE CITY PLANNER SHALL BE DEEMED TO HAVE BEEN SIGNED BY THE INDIVIDUAL MEMBER OF THE PLANNING BOARD, EVIDENCING APPROVAL OF THE FINAL PLAN.

SYMBOL

- 151
- IRF/PPF
- GRF-1
- GMF
- GMF
- UTILITY POLE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- WATER LINE
- DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- HYDRANT

LEGEND

- EXISTING CONTOUR
- EASEMENT LINE
- SILT FENCE
- IRON ROD FOUND/ IRON PIPE FOUND
- CAPPED IRON ROD FOUND (PLS #2190)
- GRANITE MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- WATER LINE
- DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- HYDRANT

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR.  
PLS #2190

NOTES:

1. OWNER/APPLICANT: WESTFIELD INC. 26 RIVERS EDGE DRIVE KENNEBUNK, ME 04043
2. ENGINEER: ANDREW MORRELL, PE #13285 BH2M 380B MAIN STREET GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
4. DEED REFERENCES: BK. 9128 PG. 22 BK. 16102, PG. 230
5. TAX MAP REFERENCES: MAP 2, LOT 81 MAP 2, LOT 81-5
6. ZONING: I-3, INDUSTRIAL 3
7. MINIMUM STANDARDS: LOT SIZE - NONE FRONTAGE - 50' SETBACKS - 30' FRONT, 25' SIDE/REAR MAX. LOT COVERAGE - 75%
8. BENCHMARK: EXISTING C.B. RIM IN POMERLEAU STREET RIM ELEVATION 102.42
9. PROPOSED USE: 1 UNIT WAREHOUSE FACILITY
10. SEWER SERVICE: PUBLIC
11. WATER SERVICE: PUBLIC
12. ELECTRIC/TELEPHONE: OVERHEAD FROM EXISTING UTILITY POLE
13. PARKING: REQUIRED (WAREHOUSE & STORAGE):
  - 1 SPACE/2,000 SF + 1 PER EMPLOYEE
  - 6,000 SF/2,000 = 3 SPACES
  - ESTIMATED 8 EMPLOYEES = 8 SPACES
  - TOTAL = 11 SPACESPROVIDED: 12 SPACES
14. SIGNS: MAX HEIGHT: 20' MAX. SIZE: 72 SF OR 30 SF PER BUSINESS
15. PLAN REFERENCES:
  - A. AMENDED PLAN, THE DIVISION OF LOT 7A, ALFRED ROAD INDUSTRIAL PARK, POMERLEAU STREET, BIDDEFORD, MAINE, JOB # 11003, DATED JANUARY 2011, BY BH2M.
  - B. AMENDED PLAN OF THE DIVISION OF LOT 7, LAND OF THE CITY OF BIDDEFORD, ALFRED ROAD INDUSTRIAL PARK, POMERLEAU STREET, BIDDEFORD, MAINE, DATED 8-23-02 BY THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 275, PAGE 27.
  - C. SITE PLAN, 4 UNIT WAREHOUSE FACILITY POMERLEAU STREET BIDDEFORD, MAINE FOR WESTFIELD INC. BY BH2M ENGINEERS DATED DECEMBER 2019.
16. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S LATEST REVISION.
17. RETAINING WALLS, IF REQUIRED, TO BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
18. UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE AND LOCATING ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. EXISTING UTILITY/LIGHT POLES SHALL BE REMOVED OR RELOCATED AT THE DIRECTION OF THE PROJECT OWNER.
19. ALL DISTURBED AREAS THAT ARE NOT PROPOSED TO BE PAVED SHALL BE LOAMED AND SEEDED.
20. SALT MANAGEMENT AND WINTER MAINTENANCE PLAN NARRATIVE HAVE BEEN SUBMITTED TO THE PLANNING DEPARTMENT.
21. WATER SERVICES TO BE SIZED BASED ON PROPOSED USE AND IF BUILDING SPRINKLERS ARE REQUIRED.

| NO. | DATE | REVISION | DESCRIPTION |
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|     |      |          |             |
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**BH2M**  
Berry, Huff, MacDonald, Milligan Inc.  
Engineers, Surveyors  
380B Main Street  
Gorham, Maine 04038  
Tel. (207) 839-2771  
www.bh2m.com

FOR  
Westfield Inc.  
26 Rivers Edge Drive  
Kennebunk, ME

**SITE PLAN**  
1-UNIT WAREHOUSE FACILITY  
POMERLEAU STREET  
BIDDEFORD, MAINE

| DESIGNED   | DATE         |
|------------|--------------|
| W. Pelkey  | January 2021 |
| DRAWN      | SCALE        |
| Dept.      | 1" = 25'     |
| CHECKED    | JOB. NO.     |
| A. Morrell | 21278        |

SHEET  
1

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