



Generated by COMcheck-Web Software  
**Envelope Compliance Certificate**

**2003 IECC**

Report Date: 05/08/07

**Section 1: Project Information**

Project Title: Stroudwater Station

**Construction Site:**

1577 Congress Street  
Portland, Maine 04101

**Owner/Agent:**

Terrence Brown  
Brown Development Corp  
P.O. Box 7022  
Scarborough, Maine 04070  
207-767-4473  
ttbrown@maine.rr.com

**Designer/Contractor:**

Joe DiDonato  
DiDonato Architects  
134 Guinea Road  
Kennebunkport, Maine 04046  
207-286-2900  
jfdidonato@adelphia.net

**Section 2: General Information**

Building Location (for weather data):

Portland, Maine

Climate Zone:

15

Heating Degree Days (base 65 degrees F):

7378

Cooling Degree Days (base 65 degrees F):

268

Project Type:

New Construction

Vertical Glazing / Wall Area Pct.:

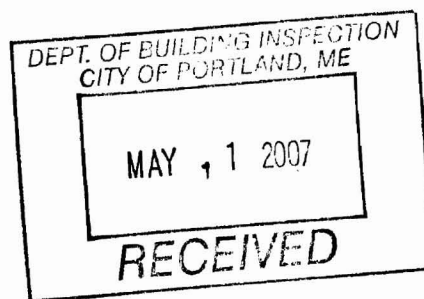
12%

**Building Type**

Medical and Clinical Care

**Floor Area**

14414



**Section 3: Requirements Checklist**

Envelope PASSES: Design 26% better than code.

**Climate-Specific Requirements:**

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
All-Wood Truss S.F. Ceiling: All-Wood Joist/Rafter/Truss	7190	38.0	0.0	0.028	0.059
Metal Frame, 16in. o.c. w/ Thermal Break: Metal Frame, 16in. o.c.	8843	19.0	0.0	0.114	0.075
Wood Frame, 2 Pane w/ Low-E, Argon: Wood Frame, 2 Pane w/ Low-E, Clear, SHGC 0.29	1059	---	---	0.310	0.526
Solid, under 50% glass: Solid	111	---	---	0.240	0.122
Floor1: Unheated Slab-On-Grade, Vertical 4 ft.	396	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

**Air Leakage, Component Certification, and Vapor Retarder Requirements:**

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- ☐ 6. Cargo doors and loading dock doors are weather sealed.
- ☐ 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

- ☐ 8. Building entrance doors have a vestibule and equipped with closing devices.

*Exceptions:*

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

- ☐ 9. Vapor retarder installed.

#### Section 4: Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

JOSEPH DIDONATO . ARCHITECT

Name Title

Joseph Didonato

Signature

02/08/07

Date

# completeness check

Applicant: Terry Brown

Date: 2/5/07

Address: 1577 Congress St

C-B-L: 220-E-001

## CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

RP 2/5

WAS Mike Roger's Med Office #07-0347  
Some elevation changes  
footprint changes

Interior or corner lot -

Proposed Use/Work - Still med. offices - changes to Design moved Dump Stn

Seavage Disposal -

Lot Street Frontage - 60' min - 60' + shown

Front Yard - 20' min - shouldn't exceed average Depth -  $\approx 22'$  scaled

Rear Yard - 20' min - 20' + Shown

Side Yard - 2 story - 12' } OK Abutting  
3 or more - 14' }

cor. bt 18' for 3 stories -  
OK 23' scaled

Projections -

Width of Lot -

Average grade, based on A-1 sheet = 48.07  
Received 2/21/07  
Height - 45' MAX -  $\approx 33'$  Shown to Ridge line

Lot Area - 6,000<sup>sq</sup> ft min - 1.56 acre given = ~~6795~~ 5.6

Lot Coverage / Impervious Surface - 80% MAX - 35% green space from what I minimally figured 3/6/07  
Area per Family - N/A

Off-street Parking - floor area given - 14,416<sup>sq</sup> ft  $\div 400 = 36.04$  STAYS 72 SPACES  
only 70 counted 71 3/6/07

Loading Bays - not over 100,000<sup>sq</sup> ft - None Req.

Site Plan - 2007-0020

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel 12 Zone X

14 - 33' park  
Requires 25' from  
3/6/07 still wrong The Nearest  
shows 19' none

MAX Floor Area Ratio = .065 -  $\frac{14,416}{68,162} = (21.15\%)$   
No Sign Detail - OK

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

**Zoning Copy**

2007-0020

Application I. D. Number

1/31/2007

Application Date

**Amendment to Plan - Stroudwater Stati**

Project Name/Description

**1577 Congress Street Assoc., LLC.**

Applicant

**P.O. Box 7022, Scarborough, ME 04074**

Applicant's Mailing Address

**1577 - 1577 Congress Street, Portland, Maine**

Address of Proposed Site

**220 E001001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 767-4473      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreage of Site

**RP/R5**

Zoning

**Check Review Required:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)                     | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots |
| <input type="checkbox"/> Amendment to Plan - Board Review            | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland             |
| <input checked="" type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard          |
| <input type="checkbox"/> After the Fact - Major                      | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement      |
| <input type="checkbox"/> After the Fact - Minor                      | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> DEP Local Certification                     | <input type="checkbox"/> Site Location            | <input type="checkbox"/> Other                 |

Fees Paid:      Site Plan      **\$250.00**      Subdivision

Engineer Review

Date      **2/1/2007**

**Zoning Approval Status:**

Reviewer

*Marge S. - Inspections*

- ☐ Approved      ☐ Approved w/Conditions See Attached      ☐ Denied

Approval Date

Approval Expiration

Extension to

☐ Additional Sheets

Attached

☐ Condition Compliance

signature

date

**Performance Guarantee**

☐ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

☐ Temporary Certificate of Occupancy

date

☐ Final Inspection

date

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

☐ Defect Guarantee Submitted

submitted date

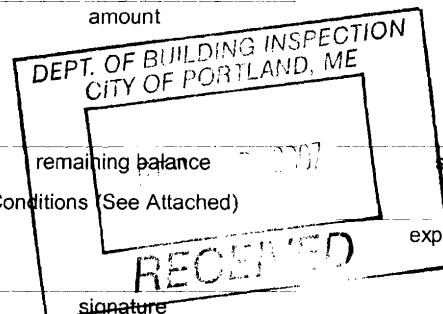
amount

expiration date

☐ Defect Guarantee Released

date

signature



# SebagoTechnics

Engineering Expertise You Can Build On

sebagotechnics.com

One Chabot Street  
P.O. Box 1339  
Westbrook, Maine  
04098-1339  
Ph. 207-856-0277  
Fax 856-2206

January 30, 2007  
06432

Barbara Barhydt, Senior Planner  
City of Portland Planning and Development  
389 Congress Street  
Portland, ME 04101

2/7/07

Site Plan Amendment, Stroudwater Station  
1577 Congress Street Associates, LLC  
Map #220, Block E, Lots 1, 5 & 7

Dear Barbara:

Please consider this letter as supplemental information to the application for 1577 Congress Street Associates, LLC to amend the site plan for the Stroudwater Station Office Building previously approved by the Portland Planning Board at their meeting of September 28, 2004. A condition of that original approval stated "that the plans be revised to reflect the comments of Jim Seymour in his memo dated September 24, 2004". This letter and the enclosed plans are provided in accordance with that condition of approval.

The following responses correspond to the review comments contained in the memo from Jim Seymour to Rick Seeley dated September 24, 2004:

1. Stormwater Management

- A. The stormwater collection and transportation system has been redesigned to address the concern of concentrating all of the runoff from the parking area in the area of the proposed dumpster. The parking lot has been regraded slightly to direct the runoff towards two (2) new proposed catch basins. These basins will intercept the runoff and transport it via subsurface drainage pipes to a stormwater treatment device at the corner of the parking lot. Runoff will outlet via a subsurface drainage pipe to the detention basin thereby eliminating the concern expressed regarding the transportation of the parking lot runoff to the detention basin. Additionally, the dumpster area has been relocated closer to the building and the treatment device will be located in that location.

2. Road Access/Circulation

- A. The enclosed plans depict the installation of sidewalk along Congress Street.
- B. No comment.



---

---

## MEMORANDUM

---

---

**To:** FILE

**From:** Marge Schmuckal


**Dept:** Zoning

**Subject:** Application ID: 2007-0020

**Date:** 3/6/2007

---

The plans that I received on 3/6/07 still only show <sup>\$</sup>19' to the closest residential structure instead of the 25' required which is in violation to section 14-337. That same plan is now showing 71 parking spaces instead of the 72' given.

see Revisions — 

---

---

## MEMORANDUM

---

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0020

**Date:** 2/7/2007

---

OK  
2/5/07 reviewed plans with Barbara for completeness. The height does not appear to be a major issue, but since there have been changes to the grades and addition(s) to the top floor, I am asking for the methodology as to how the given height of the building was arrived at. I am also requesting a calculation for the impervious surface ratio. None is given. The 14,416 square footage of office space required 36 parking spaces. The applicant is showing 70 instead of the 72 parking spaces stated in their narrative.

See 2/7 memo  
I have also noted a change in their parking layout. Section 14-337 states "Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot". This same concern was brought up in a memo on 9/24/04 to the plan reviewer. At that time I scaled 22' to the adjoining house on the abutting lot. The current plans scale 19' from the adjoining house on the abutting lot. I am restating my concern. I am not sure whether that the adjoining home is accurately placed on the plans. The applicant should be asked to verify that the required 25' is being met.

Not set 3/6/07  
Since this project was a conditional use for the parking in the residential zone, this may have to be renewed by the PB. My reading of a conditional use appeal is that it is only active for 6 months, unless the applicant asked for a specific time longer not to exceed 2 years. If no work has begun by that time, the appeal needs to be renewed.

The previous plans had a basement for mostly storage and mechanicals with 3,100 square feet for offices. I understand that the basement offices are being removed. Is the entire basement for storage and mechanicals being removed? No floor plans have been submitted for that floor if there is one. For the maximum floor area ratio, I will need to see floor plans for this area, if there is such an area. Please explain.

No signage is being shown. Although separate permits are needed for approvals, sometimes it helps to see such signage during the site plan review process.

Marge Schmuckal  
zoning Administrator

---

---

## MEMORANDUM

---

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0020

**Date:** 2/22/2007

---

2/21/07 received plan A-1 with grades on it to show methodology how building height was determined - average grade is approximately 48.07 and the height to the ridge is approx 33' (45' is the max in the R-P zone. - Height OK.



**From:** Marge Schmuckal  
**To:** Rick Seeley  
**Date:** Fri, Sep 24, 2004 11:37 AM  
**Subject:** Stroudwater Station

Rick,

I have rechecked section 14-337 requirements in the parking section. This section states: "Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot".

I have scaled the most recent plan on file and the parking is approximately 22' from the denoted abutting residential home. I am not sure whether that abutting home is accurately placed on the plans. The applicant should be asked to verify that the required 25' is being met.

Marge Schmuckal  
Zoning Administrator

**From:** Marge Schmuckal  
**To:** Barbara Barhydt  
**Date:** 2/7/2007 12:35:18 PM  
**Subject:** 1577 congress ST - 2007-0020

Barbara,  
I have further reviewed my old approvals on this and have a few concerns. Please see my comments in Urban Insight.  
Marge



*Strengthening a Remarkable City, Building a Community for Life*

*www.portlandmaine.gov*

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

March 12, 2007

Mr. Terry Brown  
c/o 1577 Congress Street Assoc. LLC  
P.O. Box 7022  
Scarborough, ME 04074

RE: Amendment to Plan – Stroudwater Station  
CBL: 220 E001001

Dear Mr. Brown

On March 12, 2007, the Portland Planning Authority approved the amended plan for Stroudwater Station as shown on the approved plans prepared by Sebago Technics and 1/31/07 and revised 3/7/07, sheets 1 through 7 and the building elevations by Didonato Architects, Inc. sheet A-1, dated 2/12/07 with the following conditions:

- The Typical Tipdown Curb Installation detail should indicate a 1" reveal, not a 2" reveal as shown on the detail.
- The Handicap Ramp detail should be revised to show 7' tip down lengths.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

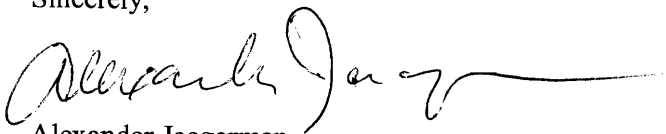
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

- 3 copies  
const schedule  
from preconst mtg.*
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
  5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
  6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Jeanie Bourke, Inspections Division

Michael Bobinsky, Public Works Director

Kathi Earley, Public Works

Bill Clark, Public works

Jim Carmody, Transportation Manager

Michael Farmer, Public Works

Jessica Hanscom, Public Works

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Captain Greg Cass, Fire Prevention

Assessor's Office

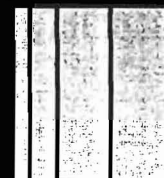
Approval Letter File

Shawn Frank, Sebago Technics, One Chabot Street, P.O Box 1339, Westbrook, ME 04098-1339

*Littlefield + Hall — preconst meeting*

*preconst meeting @ site*

*preconst meeting*



February 27, 2007  
06432

Barbara Barhydt, Senior Planner  
City of Portland Planning and Development  
389 Congress Street  
Portland, ME 04101

**Site Plan Amendment, Stroudwater Station**  
**1577 Congress Street Associates, LLC**

Dear Barbara:

This letter and the enclosed plans are provided in response to the review comments regarding the amended site plan application for Stroudwater Station office building proposed at 1577 Congress Street as contained in a letter to you from Woodard & Curran dated February 16, 2007 and per our telephone conversation. As requested, enclosed please find the letter from the Maine Department of Environmental Protection accepting the proposed remedial action during construction of the development. As the letter states, upon completion of the remedial actions and submissions of a report to that effect, a Certificate of Completion will be issued under the VRAP program.

Based upon our telephone conversation and a review of the City approval file, the enclosed plans have been revised to show the location of the eight (8) pole mounted light fixtures within the parking lot. These pole mounted light fixtures are exactly the same fixture and pole location as the originally approved plan. Also, the dumpster has been relocated slightly to the northwest and the parking spaces in this area are now clearly defined. The relocation allows for easy access to the dumpster from the building, while still providing easy access for collection during non-operational hours of the facility.

The following numbered responses correspond to the review comments contained in the Woodard & Curran letter:

1. As we discussed, the original site plan approval is still valid, so the existing capacity letters are still acceptable.
2. The catch basin detail has been revised to depict a minimum three (3) foot sump and the addition of casco traps. A detail of the casco trap installation has been added.
3. We were of the opinion that the main requirement of the stone bedding material was as support to flexible piping, however, the detail has been revised such that the crushed stone will be installed above the pipe by 12 inches.

4. Handicap ramps are designated at the driveway and at the corner of Front Street and Congress Street. The detail of the tipdown has been revised to show a seven (7) foot length.
5. The foundation drain is now shown to connect directly into the outlet control structure to eliminate a potential source of erosion.

We are hopeful that we have adequately addressed all outstanding issues such that the amended site plan may be approved. Upon your review of the enclosed information, however, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Shawn M. Frank".

Shawn M. Frank, P.E.  
Project Manager

SMF:dlf

cc: Terry Brown, 1577 Congress Street Associates, LLC



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI  
GOVERNOR

DAVID P. LITTELL  
COMMISSIONER

February 2, 2007

Revised to replace letter of February 1, 2007

Maine Medical Partners-Greater Portland Pediatric Associates  
Maine Medical Partners-Maine Pediatric Specialty Group  
c/o 1577 Congress Street Associates, LLC  
P.O. Box 7022  
Scarborough, Maine 04070

Re: Stroudwater Station (formerly Hercules Gas), 1577 Congress Street,  
Portland, Voluntary Response Action Program No Action Assurance  
Letter

Mr. Brown:

The Maine Department of Environmental Protection ("Department") has received and reviewed your application and the Technical Support for VRAP Application, Stroudwater Station (Former Hercules Gas Station) 1577 Congress Street, Portland, Maine, dated December 4, 2006 and prepared by Tewhey Associates and submitted to the Department's Voluntary Response Action Program ("VRAP") for the property located on 1577 Congress Street, Portland, Maine. The application was submitted to the Department with the request that Maine Medical Partners-Greater Portland Pediatric Associates and Maine Medical Partners-Maine Pediatric Specialty Group, as applicants to the VRAP, receive the protections provided by the VRAP Law.

Based on the information presented in the report, the Department agrees with the conclusions and recommendations for the property; installation of vapor barriers to prevent vapor migration into the proposed building; and the installation of sub-slab soil vent piping during construction.

The Department's concurrence with the proposed remedial actions is based on the understanding that no groundwater extraction wells will be installed on the property without the Department's permission.

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826  
RAY BLDG., HOSPITAL ST.

BANGOR  
106 HOGAN ROAD  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769-2094  
(207) 764-0477 FAX: (207) 760-3143

1577 Congress Street Associates, LLC  
Voluntary Response Action Program-No Action Assurance Letter

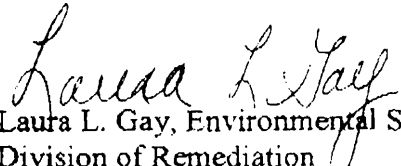
Page 2  
February 2, 2007

Provided that the remedial actions are completed to the satisfaction of the Department, Maine Medical Partners-Greater Portland Pediatric Associates, Maine Medical Partners-Maine Pediatric Specialty Group, and their successors and/or assigns will be granted the liability protection provided by 38 M.R.S.A. §343-E (1) for the property located at 1577 Congress Street Street, identified Lots E-1, E-5, and E-7, City of Portland Tax Map 220, and described in Book 17958 Page 296 of the Cumberland County Registry of Deeds.

Once the recommended remedial measures to be implemented at the property are completed, a report demonstrating the successful implementation of the tasks should be forwarded to the VRAP. Upon determining successful conclusion of the remedial tasks, the Department will issue to Maine Medical Partners-Greater Portland Pediatric Associates and Maine Medical Partners-Maine Pediatric Specialty Group a Commissioner's Certificate of Completion.

If you have any questions regarding this letter, please feel free to call me at 207-287-7746.

Sincerely,

  
Laura L. Gay, Environmental Specialist  
Division of Remediation  
Bureau of Remediation & Waste Management

Pc: John Tewhey, Tewhey Associates





*Strengthening a Remarkable City. Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**

Lee D. Urban, Director

**Planning Division**

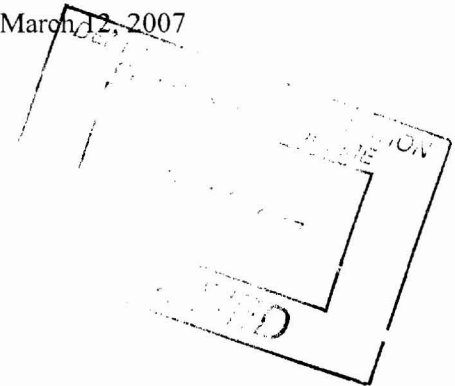
Alexander Jaegerman, Director

Mr. Terry Brown  
c/o 1577 Congress Street Assoc. LLC  
P.O. Box 7022  
Scarborough, ME 04074

RE: Amendment to Plan – Stroudwater Station  
CBL: 220 E001001

Dear Mr. Brown

March 12, 2007



On March 12, 2007, the Portland Planning Authority approved the amended plan for Stroudwater Station as shown on the approved plans prepared by Sebago Technics and 1/31/07 and revised 3/7/07, sheets 1 through 7 and the building elevations by Didonato Architects, Inc. sheet A-1, dated 2/12/07 with the following conditions:

- The Typical Tipdown Curb Installation detail should indicate a 1" reveal, not a 2" reveal as shown on the detail.
- The Handicap Ramp detail should be revised to show 7' tip down lengths.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

February 27, 2007  
06432

Barbara Barhydt, Senior Planner  
City of Portland Planning and Development  
389 Congress Street  
Portland, ME 04101

**Site Plan Amendment, Stroudwater Station**  
**1577 Congress Street Associates, LLC**



Dear Barbara:

This letter and the enclosed plans are provided in response to the review comments regarding the amended site plan application for Stroudwater Station office building proposed at 1577 Congress Street as contained in a letter to you from Woodard & Curran dated February 16, 2007 and per our telephone conversation. As requested, enclosed please find the letter from the Maine Department of Environmental Protection accepting the proposed remedial action during construction of the development. As the letter states, upon completion of the remedial actions and submissions of a report to that effect, a Certificate of Completion will be issued under the VRAP program.

Based upon our telephone conversation and a review of the City approval file, the enclosed plans have been revised to show the location of the eight (8) pole mounted light fixtures within the parking lot. These pole mounted light fixtures are exactly the same fixture and pole location as the originally approved plan. Also, the dumpster has been relocated slightly to the northwest and the parking spaces in this area are now clearly defined. The relocation allows for easy access to the dumpster from the building, while still providing easy access for collection during non-operational hours of the facility.

The following numbered responses correspond to the review comments contained in the Woodard & Curran letter:

1. As we discussed, the original site plan approval is still valid, so the existing capacity letters are still acceptable.
2. The catch basin detail has been revised to depict a minimum three (3) foot sump and the addition of casco traps. A detail of the casco trap installation has been added.
3. We were of the opinion that the main requirement of the stone bedding material was as support to flexible piping, however, the detail has been revised such that the crushed stone will be installed above the pipe by 12 inches.

4. Handicap ramps are designated at the driveway and at the corner of Front Street and Congress Street. The detail of the tipdown has been revised to show a seven (7) foot length.
5. The foundation drain is now shown to connect directly into the outlet control structure to eliminate a potential source of erosion.

We are hopeful that we have adequately addressed all outstanding issues such that the amended site plan may be approved. Upon your review of the enclosed information, however, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Shawn M. Frank".

Shawn M. Frank, P.E.  
Project Manager

SMF:dlf

cc: Terry Brown, 1577 Congress Street Associates, LLC



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI  
GOVERNOR

DAVID P. LITTELL  
COMMISSIONER

February 2, 2007

Revised to replace letter of February 1, 2007

Maine Medical Partners-Greater Portland Pediatric Associates  
Maine Medical Partners-Maine Pediatric Specialty Group  
c/o 1577 Congress Street Associates, LLC  
P.O. Box 7022  
Scarborough, Maine 04070

Re: Stroudwater Station (formerly Hercules Gas), 1577 Congress Street,  
Portland, Voluntary Response Action Program No Action Assurance  
Letter

Mr. Brown:

The Maine Department of Environmental Protection ("Department") has received and reviewed your application and the Technical Support for VRAP Application, Stroudwater Station (Former Hercules Gas Station) 1577 Congress Street, Portland, Maine, dated December 4, 2006 and prepared by Tewhey Associates and submitted to the Department's Voluntary Response Action Program ("VRAP") for the property located on 1577 Congress Street, Portland, Maine. The application was submitted to the Department with the request that Maine Medical Partners-Greater Portland Pediatric Associates and Maine Medical Partners-Maine Pediatric Specialty Group, as applicants to the VRAP, receive the protections provided by the VRAP Law.

Based on the information presented in the report, the Department agrees with the conclusions and recommendations for the property; installation of vapor barriers to prevent vapor migration into the proposed building; and the installation of sub-slab soil vent piping during construction.

The Department's concurrence with the proposed remedial actions is based on the understanding that no groundwater extraction wells will be installed on the property without the Department's permission.

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826  
RAY BLDG., HOSPITAL ST.

BANGOR  
106 HOGAN ROAD  
BANGOR, MAINE 04401  
(207) 941-4370 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769-2094  
(207) 764-0477 FAX: (207) 760-3143

1577 Congress Street Associates, LLC  
Voluntary Response Action Program-No Action Assurance Letter

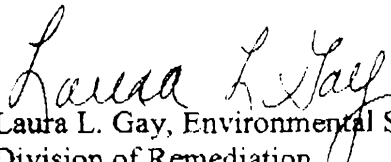
Page 2  
February 2, 2007

Provided that the remedial actions are completed to the satisfaction of the Department, Maine Medical Partners-Greater Portland Pediatric Associates, Maine Medical Partners-Maine Pediatric Specialty Group, and their successors and/or assigns will be granted the liability protection provided by 38 M.R.S.A. §343-E (1) for the property located at 1577 Congress Street Street, identified Lots E-1, E-5, and E-7, City of Portland Tax Map 220, and described in Book 17958 Page 296 of the Cumberland County Registry of Deeds.

Once the recommended remedial measures to be implemented at the property are completed, a report demonstrating the successful implementation of the tasks should be forwarded to the VRAP. Upon determining successful conclusion of the remedial tasks, the Department will issue to Maine Medical Partners-Greater Portland Pediatric Associates and Maine Medical Partners-Maine Pediatric Specialty Group a Commissioner's Certificate of Completion.

If you have any questions regarding this letter, please feel free to call me at 207-287-7746.

Sincerely,

  
Laura L. Gay, Environmental Specialist  
Division of Remediation  
Bureau of Remediation & Waste Management

Pc: John Tewhey, Tewhey Associates