



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI  
GOVERNOR

DAVID P. LITTELL  
COMMISSIONER

SOUTHERN MAINE REGIONAL OFFICE

**FAX TRANSMITTAL INSTRUCTIONS**

DATE: 4.3.06

DELIVER TO: Ken Volock

COMPANY NAME: Wooden & Curran

FAX NUMBER: 774.6635

SENT BY: Merrill Prebensen  
Of Maine Department of Environmental Protection

NUMBER OF PAGES (INCLUDING COVER): 3

Ken - the order will go to Augusta today or tomorrow for signature  
Note - as built drawings will be required as a condition (see #11)

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Site Location of Development Law Permit Amendment Application  
**TECHNICAL REVIEW MEMORANDUM**  
*Bureau of Land and Water Quality*

TO: Marybeth Richardson Division of Land Resource Regulation  
FROM: Ben Viola P.E.-- *BV* Division of Watershed Management  
DATE: March 31, 2006  
RE: Office Building Expansion - Stroudwater Estates

**APPLICANT:** CADCAM Associates

**DEP#:** L-10223-39-Q-B

**Town:** Portland

**Parcel Size:** 6.65 acres

**Project Description:** The project involves the construction of an addition (footprint of approximately 7,560 square feet) to the office building currently located on the site, an expansion of an existing parking lot, and associated utility improvements.

**Size of impervious area: an increase of 0.74 acres from 1.46 acres to 2.20 acres**

**Amount of disturbed area created:** NA

**Watershed (waterbody):** Unnamed Brook to the Stroudwater River

**Watershed type:** ~~most-at-risk; sensitive or threatened;~~ other

**QUANTITY:**

Requesting a variance from the quantity standards? NA

Insignificant increase? NA

BMPs to meet stormwater quantity standards: **Catchbasin Collection System, Dry Swales, 2 Underdrain Filter Systems and Subsurface Detention Structure**

**QUALITY:**

BMPs used to meet stormwater quality standards: 2 Filtration Basins, Dry Swales and Existing Detention Basin and Water Quality Inlet in Catchbasins

Level of quality treatment required: 45% TSS Removal based on Sliding Scale Method

Level of quality treatment achieved: 54.6% TSS Removal

**OTHER ISSUES:**

- 1. Grading:** The proposed grading does not appear to have an unreasonable adverse impact on protected natural resources; flood an area of the parcel not specifically for and designed for such flooding; or flood an area of any other parcel.
- 2. Channel limits:** The design of the piped and open channels is based on a 10-year, 24-hour storm without overloading or flooding beyond the channel limits. No buildings or other similar facilities are planned within these channel limit areas. No primary access or public roads will be flooded during or as a result of a 25-year, 24-hour storm event.
- 3. Detention basin design:** The detention basin design meets the detention basin design standards contained in Department Rules.
- 4. Maintenance Required: YES**
  - Responsible Party: CADCAM Associates
  - Long Term Agreement Needed: NA
- 5. Off-Site Drainage Easements Required: NA**

**6. Buffers**

- **Wooded Buffers: NA**
- **Non-Wooded: NA**
- **Limit Disturbance: NA**

**7. Discharge to Freshwater or Coastal Wetland: YES**

- **Same Manner as Before: Yes**

**8. Discharge to Stream Greater Than 75': Where possible however there are areas where the applicant is disturbing within 75' of the stream.**

**9. Level Spreaders Less Than or Equal to 25': YES**

**10. Infiltration: NA**

**11. As-built required? Yes I would recommend as-built drawings for the filtration basins.**

**12. Third-party inspector required? NA**

**OTHER COMMENTS:**

**STORMWATER MANAGEMENT:** The applicant appears to have met the requirements of the State Stormwater Law for quantity control based upon controlling runoff from the site with a catchbasin collection system, dry swales, 2 underdrain filter systems and subsurface detention structure. This is in accordance with The State of Maine Stormwater Management Law.

Quality treatment (TSS removal) will be accomplished with the use of 2 filtration basins, 2 dry swales and existing detention basin and water quality inlets in catchbasins. The locations of these BMP's can be found on sheet "C202" entitled "Proposed Utility Plan " prepared by "Woodard & Curran" and dated by revision "3/23/06". The applicant has submitted calculations showing that 54.6% TSS removal is being provided for the project.

**EROSION CONTROL:** The applicant is proposing to use proper erosion control methods throughout the life of the project. Erosion controls can be found on the "Erosion and Sedimentation Control Plan" sheet "C200", prepared by "Woodard & Curran" and dated "3/23/06". The erosion control details and narrative can be found on sheet "C303" entitled "Civil Details-4" by "Woodard & Curran" and dated "3/23/06".