

GENERAL NOTES:

- WETLANDS DELINEATED BY HAMPTON ASSOCIATES, 2012 AND FIELD LOCATED BY ROBERT T. GREENLAW, LAND SURVEYING.
- BUILDING LOCATIONS, SIZES AND PFE ELEVATIONS ARE SHOWN TO DEMONSTRATE GENERAL LOT DEVELOPMENT POTENTIAL, LOT GRADING AND WETLAND IMPACTS. FINAL BUILDING LOCATIONS TO BE DETERMINED BY APPLICANT AT TIME OF BUILDING PERMIT.
- FINISH GRADES MAY VARY FROM THOSE SHOWN, HOWEVER THE POST CONSTRUCTION DRAINAGE PATTERNS AND CONDITIONS SHALL MATCH THE INTENT OF THIS PLAN.
- LOT 3 NOT TO BE CONSTRUCTED UNTIL IMPROVEMENTS TO VAN VECHTEN STREET ARE COMPLETED. ALL PROPOSED LOT 3 INFORMATION SHOULD BE CONSIDERED APPROXIMATE ONLY UNTIL SUCH IMPROVEMENTS ARE MADE AND UTILITIES INSTALLED.
- WETLAND IMPACTS FOR LOTS 1, 2, 3 TOTAL 10,200 SF. DEP-NRPA TIER 1 PERMIT NO. L25665-TC-A-N DATED MAY 31, 2012 HAS BEEN ISSUED FOR THE PROJECT. ADDITIONAL IMPACTS ARE NOT PERMITTED WITHOUT APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- DRIVEWAY AND APRON LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD AND COORDINATED WITH THE PORTLAND DEPT. OF PUBLIC SERVICES.
- LOT 1, 2, AND 3 BUILDINGS SHALL INSTALL A DEP ROOFLINE DRIP EDGE AS SHOWN AND DETAILED ON THESE PLANS TO MEET DEP CHAPTER 500 GENERAL AND FLOODING STANDARDS AND CITY OF PORTLAND STORMWATER STANDARDS.
- PHASE 1 - LOTS 1 & 2 AND PHASE 2 - LOT 3 TO INCLUDE PROPOSED RAINGARDENS PER PLANS AND DETAILS TO MEET DEP CHAP. 500 AND CITY OF PORTLAND STORMWATER STANDARDS. EACH LOT SHALL BE RECORDED WITH ASSOCIATED COVENANTS AND RESTRICTIONS FOR USE AND MAINTENANCE OF THESE LID BMPs.

LEGEND

	WATERLINE
	GRAVITY SEWER PIPE
	OVERHEAD ELECTRIC CABLE & TELEPHONE
	FOUNDATION DRAIN
	PROPOSED MINOR CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED STONE RETAINING WALL
	PROPOSED RIP RAP
	PROPOSED SILT BARRIER
	SPOT GRADE ELEVATION
	GATE VALVE
	CLEAN OUT
	DRIPLINE UNDERDRAIN
	PROPOSED DEP ROOF-RAIN DRIP EDGE
	EXISTING WETLANDS

BUILDING F.F.E., SEWER AND FOUNDATION DRAIN INVERTS

LOT NUMBER	BUILDINGS		SANITARY SEWER		FOUNDATION DRAIN	
	MINIMUM BOTTOM OF FOOTING	F.F.E. (+/-) (FT.)	APPROX. INV. 24" S.S. MAIN	PROP. BLDG. S.S. INV. @ 5.5' MAIN	APPROX. INV. 21" SD.	PROPOSED F.D. INV. @ 5.5' (2)
1	60.90	70.00	53.00	54.00	58.65	59.98
2	61.30	70.30	53.25	54.25	58.85	60.18
3	SEE NOTE (3)	76.70	N/A	N/A	N/A	N/A

INVERT NOTES:

- SS INVERT BASED ON 6 INCH SERVICE AT SPRINGLINE OF SS MAIN
- FD INVERT BASED ON MATCHING CROWNS OF 4 INCH FD & 21 INCH MAIN/LOT
- NOT TO BE DEVELOPED UNTIL VAN VECHTEN ST. IMPROVEMENTS MADE ALL BLDG. INFO. APPROX. ONLY. NO UTILITY SERVICES AVAILABLE.
- MIN FD AND BLDG. SEWER PIPE SLOPE 1.0%. INSULATE FD IF LESS THAN 1 FT. TO EXIST. 6 INCH UD @ SOUTH SIDE HUMBOLT ST.

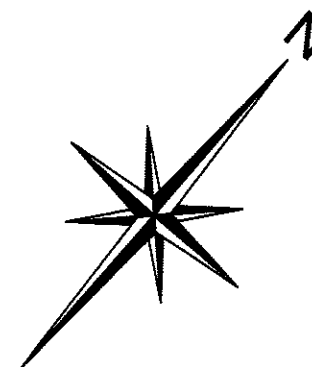
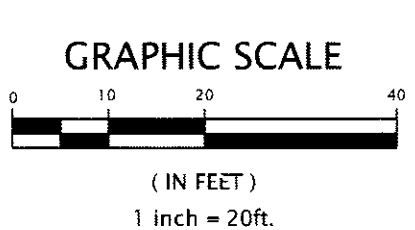
PLAN REFERENCES

- EXISTING CONDITIONS SURVEY TITLED: "EXISTING CONDITIONS PLAN AT HUMBOLT, HUNTINGTON & VAN VECHTEN ROAD PORTLAND, MAINE" PREPARED FOR: ARCHIE GIOBBI, SCALE 1"=30' DATED 01-17-2012, PREPARED BY: ROBERT T. GREENLAW LAND SURVEYING, 134 PORTLAND AVE OLD ORCHARD BEACH, MAINE 207-749-9471.



NOTE:

PROPOSED VAN VECHTEN STREET S. 14-403 APPROVED IMPROVEMENTS ARE ASSOCIATED WITH SEPARATE LOTS ON VAN VECHTEN STREET AND ARE SHOWN FOR PHASE 2-LOT 3. FUTURE CONSTRUCTION COORDINATION OF UTILITIES AND GRADING ONLY AND ARE NOT PART OF THE PHASE 1 APPROVAL FOR THIS PROJECT.



NOT FOR CONSTRUCTION

PRELIMINARY LOT DEVELOPMENT PLAN
HUMBOLT PROJECT
 PORTLAND, MAINE
 PREPARED FOR:
 ARCHIE S. GIOBBI
 1184 WASHINGTON AVENUE
 PORTLAND, MAINE 04103

LATEST REVISION OR REV. NO.:

DATE: March 27, 2012	DRAWN/CHECKED BY: MJ/SB
SCALE: 1" = 20'	CONTOUR INTERVAL: 1'
BCE PROJECT NO: 12110	

REVISIONS		
No.	DATE	DESCRIPTION
1	04/18/12	STORMWATER REVS. PER CITY STAFF REVIEW
2	05/23/12	REVISIONS PER CITY COMMENTS
3	06/19/12	REVISIONS PER CITY COMMENTS

C100
SHEET 1 OF 3

PROJECT MANAGER/ENGINEER:

LICHT
 ENVIRONMENTAL DESIGN, LLC
 35 FRAN CIRCLE, GRAY, ME 04039 (207) 749-4924

STATE OF MAINE
 PROFESSIONAL ENGINEER
 ARCHIE S. GIOBBI
 LICENSE NO. 7089
 EXPIRES 06/19/12

DRAFTING SERVICES BY:

Blais
 CIVIL ENGINEERS
 780 BROADWAY, 50, PORTLAND, ME 04106 (207) 767-7300
 © 2012 BLAIS CIVIL ENGINEERS, PA