

PRE DEVELOPMENT



POST DEVELOPMENT

LEGEND

- EXISTING SUBCATCHMENT LABEL
- EXISTING POND LABEL
- EXISTING REACH LABEL
- EXISTING REACH PATH
- EXISTING TIME OF CONCENTRATION (TC) PATH
- EXISTING SUBCATCHMENT DIVIDE
- EXISTING SOIL BOUNDARY
- EXISTING POINT OF ANALYSIS
- DIRECTION OF FLOW
- EXISTING SPOT GRADE
- EXISTING PAVEMENT

PRE DEVELOPMENT	
DESCRIPTION	IMPERVIOUS AREA (S.F.)
TOTAL EXISTING PARCEL	2,365

POST DEVELOPMENT			
DESCRIPTION	IMPERVIOUS AREA (S.F.)	TREATED IMP. AREA (S.F.)	TREATMENT BMP
LOT A	2,002	1,276	LDSF #2
LOT B1	1,850	826	LDSF #1
LOT B2	2,545	1,360	LDSF #1
TOTALS	6,427	4,062	LDSF #1 & 2

*PROPOSED UNTREATED IMPERVIOUS=2,365 S.F. EXISTING IMPERVIOUS OF 2,365 S.F.

PLAN REFERENCE:

- PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS, DRAWN BY: TFS/MLC CHECKED BY: JDN, JOB No:2121351SUB, DATED: 12/24/2012. SCALE:1"=20', SHEET 1 OF 1.

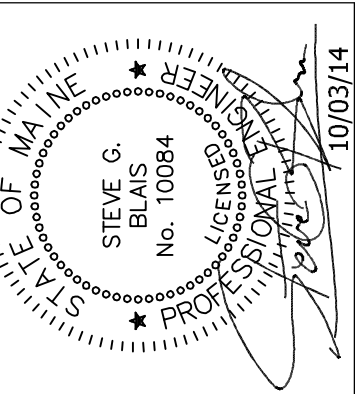
STAFF REVIEW

THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.
JUNE 20, 2014

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- EXISTING SPOT GRADE
- PROPOSED PAVEMENT

REVISIONS		
No.	DATE	DESCRIPTION
1.	03/29/13	REVISED PER CITY REVIEW
2.	05/07/14	REVISED PER CLIENT REQUEST
3.	06/20/14	REVISED PER CITY REVIEW
4.	10/03/14	REVISED PER CITY COMMENTS



Blais civil engineers
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PRE & POST DEVELOPMENT DRAINAGE
PROPOSED SUBDIVISION
120 VERANDA STREET
OWNER:
MAINE INVESTMENT PROPERTIES, LLC
1651 BROADWAY
SOUTH PORTLAND, MAINE 04106

LATEST REVISION (SEE REV. BLOCK):
DATE: FEBRUARY 6, 2013
DESIGNED BY: JV
DRAWN BY: MV
CHECKED BY: JV/SB
BCE PROJECT NO.: 12164

D-100