



18 Pleasant Street, Portland, Maine 04101  
 ph: 1.207.871.0003  
 fax: 1.207.871.1419

**APPLICANT:**  
 Rio-Tierra, LLC  
 655 Riverside Street  
 Portland, Maine 04103  
 p. 207.878.2024  
 f. 207.878.2085

**LOT 6 -- McALLISTER FARM SUBDIVISION**

McALLISTER FARM DRIVE  
 PORTLAND, MAINE

Title:  
**Grading, Drainage, Erosion Control Plan**

No.	Date	Revision
1	3.3.05	PER DEP COMMENTS
2	4.12.05	P.B. WORKSHOP
3	4.26.05	Site Plan Submission
4	5.6.05	Per Peer Review
5	6.9.05	Per Peer Review

Job # 566 Dwg. No.  
 Date: 18 Jan. 05  
 Scale: 1" = 40'  
 Drawn: MK  
 Checked:

**GRADING, DRAINAGE AND UTILITIES NOTES:**

- REFER TO SHEET L1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
- GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- LEVEL LIP SPREADERS SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- OWNER AND LANDSCAPE ARCHITECT WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
- ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE MOST RECENT EDITION OF CITY OF PORTLAND'S TECHNICAL GUIDELINES AND STANDARDS.

**CREATED WETLAND AREAS:**

- WETLAND AREA 'A' = 19,025 SQUARE FEET
- WETLAND AREA 'B' = 11,220 SQUARE FEET
- WETLAND AREA 'C1' = 1,360 SQUARE FEET
- WETLAND AREA 'C2' = 100 SQUARE FEET
- TOTAL 32,343 SQUARE FEET

**LEGEND**

EXISTING	PROPOSED
IRON PIPE OR ROD FOUND	EDGE OF PAVEMENT
MONUMENT FOUND	PAVEMENT
NOW OR FORERLY	LIGHT POLE
UTILITY POLE	LIMIT OF WORK
SIGN	TREELINE
TELEPHONE MANHOLE	GUARDRAIL
SEWER MANHOLE	CONCRETE PAD
DRAIN MANHOLE	CONTOUR
CURB	SILT FENCE
WATER VALVE	RIP RAP
CONTOUR	WATER
SEWER LINE	UNDERGROUND TELEPHONE AND ELECTRICITY
STORM DRAIN LINE	HAY BALE SEDIMENT BARRIER
PROPERTY LINE	EROSION CONTROL MATTING
FEMA SETBACK	CREATED WETLAND
WETLAND	

