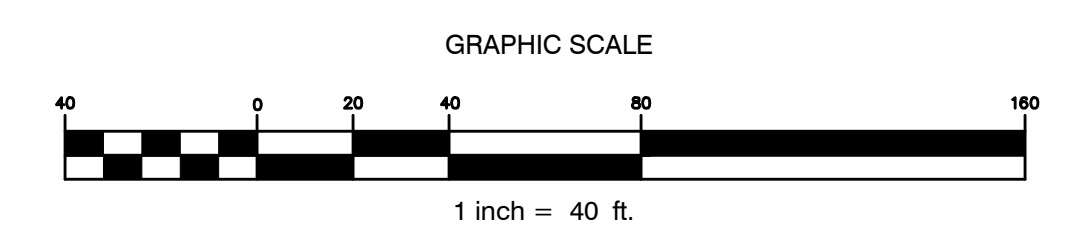


LEGEND

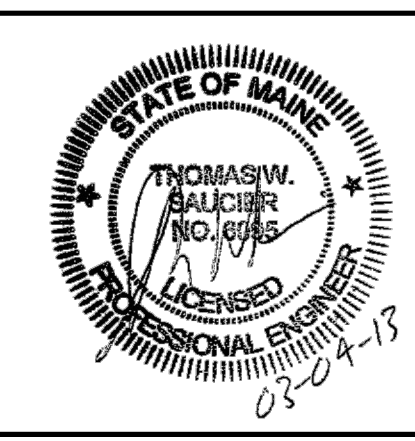
EXISTING	PROPOSED
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

- GRADING & DRAINAGE NOTES:**
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 - ALL MANHOLES AND CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
 - CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 - WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 - CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
 - WHERE SLOPES IN DISTURBED AREAS ARE 3:1 OR STEEPER AND IN SWALES, THE CONTRACTOR SHALL INSTALL CURLEX 111 EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-SOIL OR APPROVED EQUAL. NO SOIL SHALL EXCEED 3:1 EXCEPT IN LEDGE CUT AREAS IF NECESSARY.
 - ALL DRAINAGE PIPES WITHIN THE RIGHT-OF-WAY SHALL BE SDR 35 PVC OR CLASS III RCP AS NOTED. PIPES OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CMP, AS NOTED.
 - OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
 - ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 - SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
 - PROVIDE RIPRAP INLET AND OUTLET PROTECTION AT PIPE ENDS. RIPRAP ROCK TYPE TO BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. PLACEMENT OF RIPRAP TO BE APPROVED IN THE FIELD BY THE OWNER PRIOR TO FINAL PLACEMENT.
 - DRIFLINE FILTERS SHALL BE INSTALLED TO CAPTURE ALL STORMWATER RUNOFF FROM ROOFS OF HOUSES CONSTRUCTED ON LOTS 7, 8, AND 9. SEE DETAIL ON SHEET C-303.
 - INSTALL TEMPORARY CATCH BASIN INLET PROTECTION IMMEDIATELY FOLLOWING INSTALLATION OF CATCH BASINS. SEE DETAIL ON SHEET C-300.
 - THE CONTRACTOR SHALL CLEAN OUT EACH CATCH BASIN AND STORM DRAIN PIPE IMMEDIATELY FOLLOWING CONSTRUCTION.



Drawing Name: \\p01\projects\2013 - Ledgewood Drive Subdivision\CAD\2013 - Old Barn Estates - Final Plan.dwg / Print: Mar 11 11:25 AM
 User: jrb
 Plot Date: 3/11/2013
 Plot Time: 11:25 AM

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	3/4/13	ISSUED TO THE TOWN OF FALMOUTH FOR FINAL SUBDIVISION REVIEW	DEPT.	TWS	PBB						
D	2/19/13	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW	DEPT.	TWS	PBB						
C	2/8/13	ISSUED TO THE CITY OF PORTLAND FOR FINAL APPROVAL	DEPT.	TWS	PBB						
B	1/9/13	ISSUED TO THE TOWN OF FALMOUTH FOR PRELIMINARY PLAN REVIEW	DEPT.	PBB	PBB						
A	1/1/13	ISSUED FOR CITY OF PORTLAND WORKSHOP	DEPT.	PBB	PBB						



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel: (207) 439-1117
 CLIENT: **TPO PROPERTIES, LLC**
 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

DESIGN:	PROJECT:
PBB	OLD BARN ESTATES
DEPT.	1062 OCEAN AVENUE, PORTLAND, MAINE
PBB	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
JAN 2013	PROJ. NO.
1" = 40'	DWG. NO.
	C-201