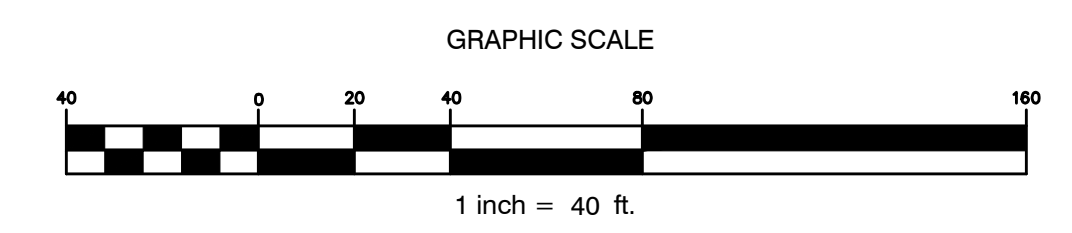
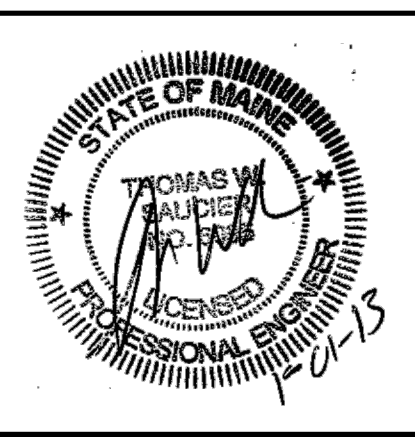


GRADING & DRAINAGE NOTES:

1. 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.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
4. ALL MANHOLES AND CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
5. 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.
6. 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.
7. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
8. WHERE SLOPES IN DISTURBED AREAS ARE 3:1 OR STEEPER AND IN SWALES, THE CONTRACTOR SHALL INSTALL CURLEX 11 EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-SOIL OR APPROVED EQUAL. NO SLOPE SHALL EXCEED 3:1 EXCEPT IN LEDGE CUT AREAS IF NECESSARY.
9. ALL DRAINAGE PIPES TO BE SMOOTH BORE HDPE UNLESS OTHERWISE NOTED.
10. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
11. 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.
12. SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
13. 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.



REV.	DATE	STATUS	BY	CHKD./APPD.	REV.	DATE	STATUS	BY	CHKD./APPD.
A	1/1/13	ISSUED FOR CITY OF PORTLAND WORKSHOP							



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel: (207) 939-1117
 CLIENT: **TPO PROPERTIES, LLC**
 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

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

Drawing Name: C:\Users\Tommy\Desktop\2013 - Old Barn Estates\1302541.dwg Date: / Rev: 006 1 13 7:52:17 PM