NOTES:

1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
   A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
   B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
   D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
   E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
   F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
   - AT TOE OF THE SLOPE.
   - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
   - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

1 SEDIMENT BARRIER (EROSION CONTROL MIX)

SCALE: N.T.S.

2 SILTATION FENCE (KEYED IN)

SCALE: N.T.S.

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. 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.
5. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
6. CONTRACTOR SHALL INSTALL A 4" DIAMETER, PERFORATED PERIMETER FOOTING DRAIN AT AN ELEVATION EQUAL TO THE BOTTOM OF THE EXTERIOR FOOTING. COVER PIPE WITH 6" STONE BEDDING MATERIAL. PROVIDE OUTLETS BY RUNNING FOOTING DRAINS TO NEAREST LOWER ELEVATION WITH A POSITIVE INVERT ELEVATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SILT FENCE OR SEDIMENT BARRIER DOWN SLOPE FROM ALL DISTURBED AREAS AND TAKING ALL OTHER NECESSARY EROSION CONTROL MEASURES.
8. 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.
9. REFER TO SITE PLAN FOR LOT 3 AND CITY APPROVED SUBDIVISION PLANS FOR ADDITIONAL INFORMATION.

LEGEND:

- TREE SAVE AREA
- STORMWATER NO DISTURB BUFFER
- SEPTIC SYSTEM (LEACH FIELD) LOCATION
- TB-12A — SOIL TEST PIT (SEPTIC SYSTEM)
- BLAZED TRAIL (APPROXIMATE LOCATION)
- LOT BOUNDARY
- BUILDING ENVELOPE
- EDGE OF WETLAND & STREAM
- WETLAND & STREAM SETBACK
- ELECTRICAL POWER TRANSFORMER
- MARKER PIN (FENO MARKER OR APPROVED EQUIVALENT) WITH LABELED CAP – STORMWATER BUFFER, 75' STREAM SETBACK AND TREE SAVE AREA.
- MID LOT MARKER (WOOD POST WITH SMALL SIGN PANEL) "STORMWATER BUFFER DO NOT DISTURB" AND "TREE SAVE AREA DO NOT DISTURB".
- SF — SEDIMENT BARRIER / SILT FENCE
- + 85.5 — PROPOSED SPOT GRADE
- 85 — PROPOSED CONTOUR
- 88 — EXISTING CONTOUR
- 90 — EXISTING INDEX CONTOUR
- PROPOSED BOULDER RETAINING WALL
- PROPOSED DIRECTION OF STORMWATER DRAINAGE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRADING & DRAINAGE PLAN

LOT 3 OLD BARN ESTATES
ICE POND DRIVE, PORTLAND MAINE

DATE: 9-25-17

PREPARED BY:
LAND DESIGN SOLUTIONS
P.O. BOX 316
160 LONGWOODS ROAD
CUMBERLAND, ME 04021

Reviewed for Code Compliance
Inspection Services
Department of Planning
Date: 10/05/17