

Level I – Minor Residential Development Review
King-Clements Residence
46 Merrill Street
Portland, ME 04101

09-19-2017

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CBL 014 C008001

Proposed construction at 46 Merrill Street is comprised of a single family, multi-story home. The currently vacant site is located in the R-6 Zone, and consists of HB soils* (gravelly sandy loam), and slopes at roughly 5% from the highest portion (rear) of the property towards Merrill Street. Proposed grading and drainage is designed to encourage infiltration, and to comply with applicable sections of the Portland Stormwater Management Standards and MDEP Chapter 500 Standards. A silt fence (or sediment barrier) shall be employed throughout construction to prevent runoff, and proposed landscaping shall commence upon completion of the home construction.

As proposed, the majority of surfaces on site are sloped at no greater than 3% to encourage groundwater recharge. Similarly, an underdrain (4" perforated pipe) is proposed below the Peastone Terrace which is designed to capture stormwater as it percolates, conveying it to the north side of the house into a infiltration basin/ rain garden.

Proposed landscaped areas (L/A) are noted on sheet L-3.0, and shall be landscaped with a combination of trees, shrubs, groundcover, and perennials. The Plant List will be finalized with the Owner in the upcoming weeks, and if necessary, can be provided to City Staff for review.

Site Calculations

3,890 SF	Total Lot Size (0.089 Acres)
1677 SF	KBA Architectural Footprint (43% of Entire Site)

Impervious Surface (Proposed)

150 SF	Driveway
227 SF	Pavers
64 SF	Steps
44 SF	Seat Walls/Retaining Walls
485 SF (13% of Entire Site)	

Permeable

220 SF	Peastone Terrace (permeable)
91 SF	Stone Drip Edge (permeable)
604 SF	Landscape Beds
180 SF	Filter Strip/Planting area
633 SF	Lawn
1,728 SF (44% of Entire Site)	

*According to USDA Soil Survey- Cumberland County, Maine