

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

Revised 3-5-2018

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CBL 014 C008001

Proposed construction at 46 Merrill Street is comprised of a single family, multi-story home. The site is currently vacant, is located in the R-6 Zone, consists of HB soils* (gravelly sandy loam), and slopes at roughly 5% from the high point (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 equivalent 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. Proposed grades gently slope away from the house to meet existing grade at (or inward of) the property lines, and towards Merrill Street. Proposed grading is indicated on Sheet L-3.0.

Proposed landscaped areas (L/A) are also noted on sheet L-3.0, and shall be landscaped with a combination of trees, shrubs, groundcover, and perennials. The Plant List and proposed planting locations can be found on Sheet L-4.0.

Previous (1-2018) Site Calculations

3,890 SF Total Lot Size (0.089 Acres)
1,797 SF Architectural Footprint** (46% of Entire Site)

REVISED Site Calculations

3,890 SF Total Lot Size (0.089 Acres)
1,797 SF Arch. Footprint (46%)-**SAME**

Impervious Surface (Proposed)

157 SF Driveway
424 SF Pavers
25 SF Landscape Steps
40 SF Seat Walls/Retaining Walls
646 SF (17% of Entire Site)

164 SF Driveway
405 SF Pavers
30 SF Landscape Steps
39 SF Seating / Retaining Walls
638 SF (16.5% of Entire Site)

Permeable

29 SF Stone Drip Edge (permeable)
810 SF Landscape Beds
53 SF Rain Garden
555 SF Lawn
1,447 SF (37% of Entire Site)

29 SF Stone Drip Edge- **SAME**
747 SF Landscape Beds
53 SF Rain Garden-**SAME**
626 SF Lawn
1,455 SF (37.5% of Entire Site)

*According to USDA Soil Survey- Cumberland County, Maine

**Calculation provided by Kevin Browne Architecture (includes exterior Decks, Stairs, & Landings)

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