IMPERVIOUS AREA TABLE

COVER TYPE (IMPERVIOUS)	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)
BUILDINGS	1,158	1,018
DRIVEWAYS AND PARKING AREA	239	13
WALKWAYS	73.4	0
TOTAL	1,470.4	1,031
CHANGE FROM EXISTING (+/−)		− 437.4
PERCENT CHANGE (+/−)		− 29.8%

ZONE: R-6

	REQUIRED	PROPOSED
LOT SIZE (MIN.)	2,000 S.F.	1,805 S.F.*
LOT AREA/DWELLING UNIT	725 S.F.	902.5 S.F.
STREET FRONTAGE	20'	45'
FRONT SETBACK	0'	0'
REAR SETBACK	10'	10.08'
SIDE SETBACK	5'	5.00'
MAX. LOT COVERAGE	60%	57.2%

*NON-CONFORMING

NOTE: ALL SOIL RATED HYDROLOGIC GROUP "A"

ROOF DRAINAGE:

STORMWATER LANDING ON THE SLOPED ROOF SECTIONS WILL BE DIVERTED ONTO THE SIDE YARDS. THE BACK OF THE BUILDING IS DESIGNED TO BE A PATIO. STORMWATER LANDING ON THIS SHALL BE DIRECTED INTO THE BACK YARD.

LEGEND

EXISTING		PROPOSED
	CONTOUR	
G	GAS LINE	
W	WATER LINE	
S	SEWER LINE	
	SILT FENCE	SF
	BUILDING	
	PAVEMENT	

UTILITY NOTES:

1) CLOSEST PROPOSED WATER LINE IS LOCATED 12'-0" AWAY FROM THE PROPOSED SEWER LINE.
2) CLOSEST PROPOSED WATER LINE IS LOCATED 3'-0" AWAY FROM THE EXISTING WATER LINE TO BE RETIRED.
3) CLOSEST PROPOSED WATER LINE IS LOCATED 6'-0" AWAY FROM THE CLOSEST PROPOSED GAS LINE.
4) CLOSEST PROPOSED WATER LINE IS LOCATED APPROXIMATELY 6'-0" AWAY FROM THE CLOSEST PROPOSED TREE.

PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

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Portland, ME 04101
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CLIENT:
LANDMARX CONSTRUCTION
273 PRESUMPSCOT ST
PORTLAND, ME 04103

5 MERRILL STREET
5 MERRILL ST PORTLAND, ME
PROPOSED BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	FOR REVIEW	AM	ED	8-25-16
B	FOR REVIEW	ED	ED	9-15-16

SHEET TITLE:
PROPOSED GRADING AND DRAINAGE PLAN

DESIGNED:	ED
DRAWN:	DL
DATE:	4-28-17
PROJECT NUMBER:	16-151

C101

Reviewed for Code Compliance
Inspection Division
Date: 08/30/17