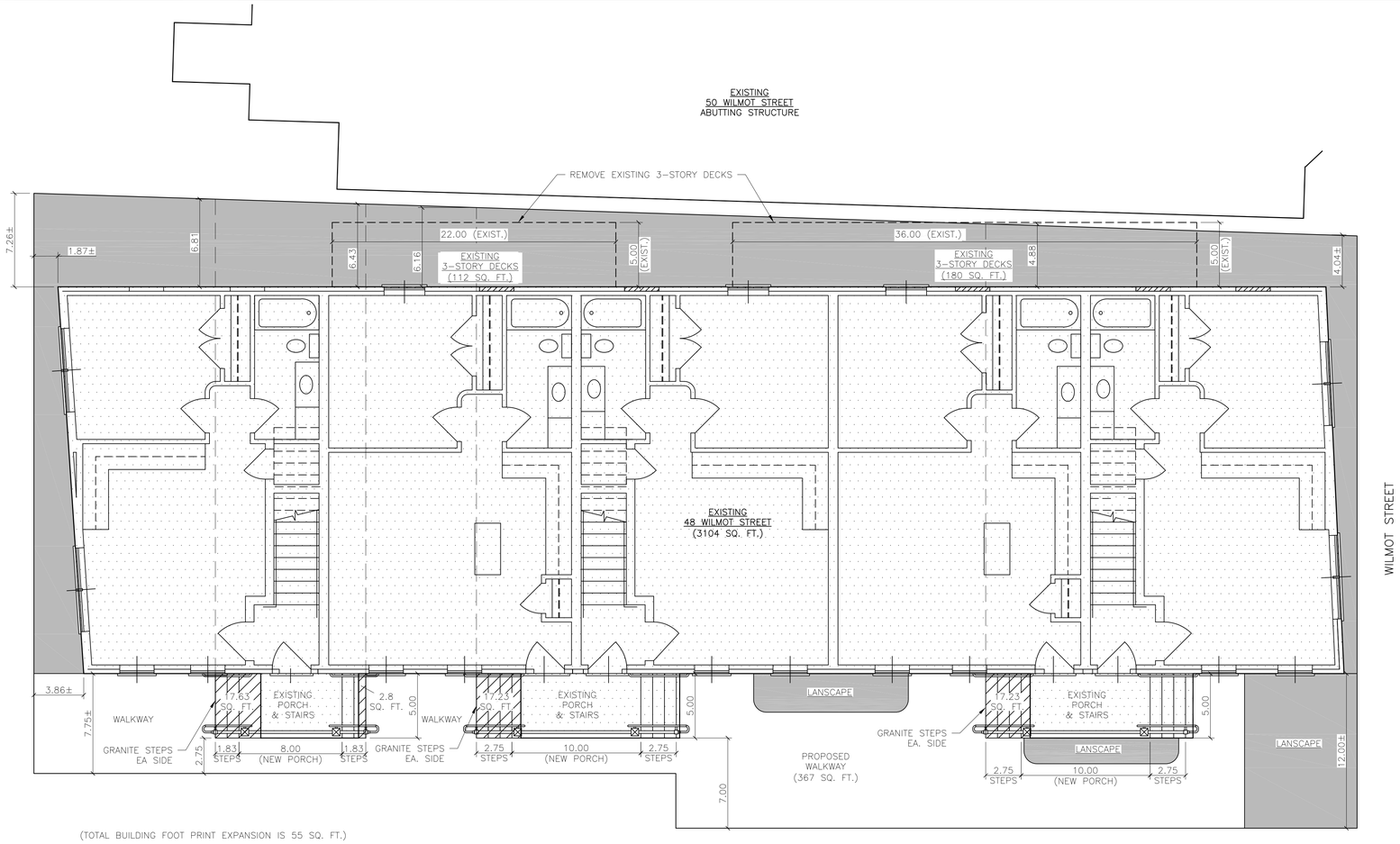
THIS PLAN WAS CREATED USING TAX MAP INFORMATION AND MORTGAGE DOCUMENT FROM LIVINGSTON–HUGHES SURVEYORS, JOB NO. 858–92, DATED 8–12–15 PROVIDED FROM THE CLIENT. THIS PLAN IS NOT A PROFESSIONAL SURVEY AND NOT CREATED BY A PROFESSIONAL SURVEYOR.



(TOTAL BUILDING FOOT PRINT EXPANSION IS 55 SQ. FT.)

PROPOSED SITE LAYOUT

0 5' 10'
SCALE: 1" = 5'

EXISTING STRUCTURE

PROPOSED NON–IMPERVIOUS AREA (1144 SQ. FT.)

PROPOSED BUILDING ADDITIONS

BUILDING LOT COVERAGE

TOTAL LOT AREA 4670 SQ. FT.
TOTAL MAXIMUM BUILDING LOT COVERAGE ALLOWED (60% OF TOTAL LOT AREA) 2802 SQ. FT.

TOTAL EXISTING BUILDING LOT COVERAGE 3104 SQ. FT.
TOTAL MAXIMUM BUILDING LOT COVERAGE ALLOWED (60%) 2802 SQ. FT.
BALANCE ALLOWED –302 SQ. FT.

LANDSCAPED OPEN SPACE COVERAGE

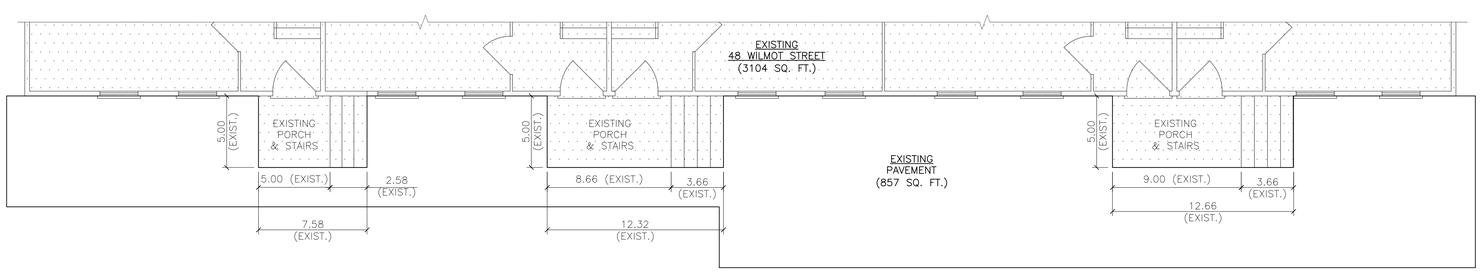
TOTAL LOT AREA 4670 SQ. FT.
LANDSCAPED OPEN SPACE REQUIRED (20% OF TOTAL LOT AREA) –934 SQ. FT.
TOTAL IMPREVIOUS AREA ALLOWED 3736 SQ. FT.

TOTAL EXISTING BUILDING AREA (W/REAR DECKS) 3396 SQ. FT.
TOTAL EXISTING WALKWAY AREA 857 SQ. FT.
TOTAL EXISTING REAR DECK REMOVAL AREA –292 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA 3961 SQ. FT.

TOTAL EXISTING WALKWAY IMPERVIOUS AREA 857 SQ. FT.
TOTAL PROPOSED WALKWAY IMPERVIOUS AREA –367 SQ. FT.
WALKWAY IMPERVIOUS AREA REDUCTION 490 SQ. FT.

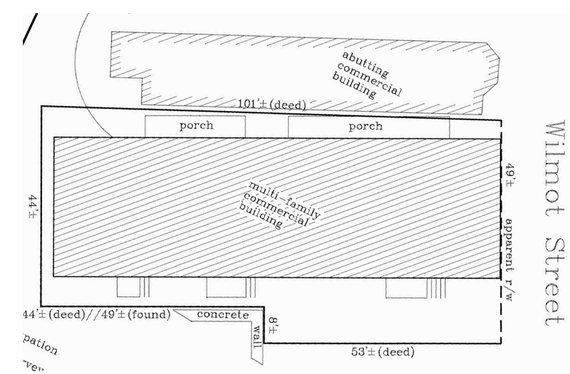
TOTAL EXISTING IMPERVIOUS AREA 3961 SQ. FT.
WALKWAY IMPERVIOUS AREA REDUCTION –490 SQ. FT.
PROPOSED WALKWAY IMPERVIOUS AREA 55 SQ. FT.
PROPOSED IMPERVIOUS AREA 3526 SQ. FT.

TOTAL IMPREVIOUS AREA ALLOWED 3736 SQ. FT.
PROPOSED IMPERVIOUS AREA 3526 SQ. FT.
IMPERVIOUS AREA BALANCE 210 SQ. FT.



EXISTING PORCHES

0 5' 10'
SCALE: 1" = 5'



EXISTING SITE LAYOUT

NOT TO SCALE

48 WILMOT STREET	
MORIN DRAFTING GORHAM, ME. 318–1177	
48 WILMOT STREET, L.L.C. 477 CONGRESS STREET PORTLAND, MAINE	
LOT LAYOUT	
DRAWN: J. MORIN SCALE: AS NOTED DATE: 05–29–2016 PLAN NO:	C1