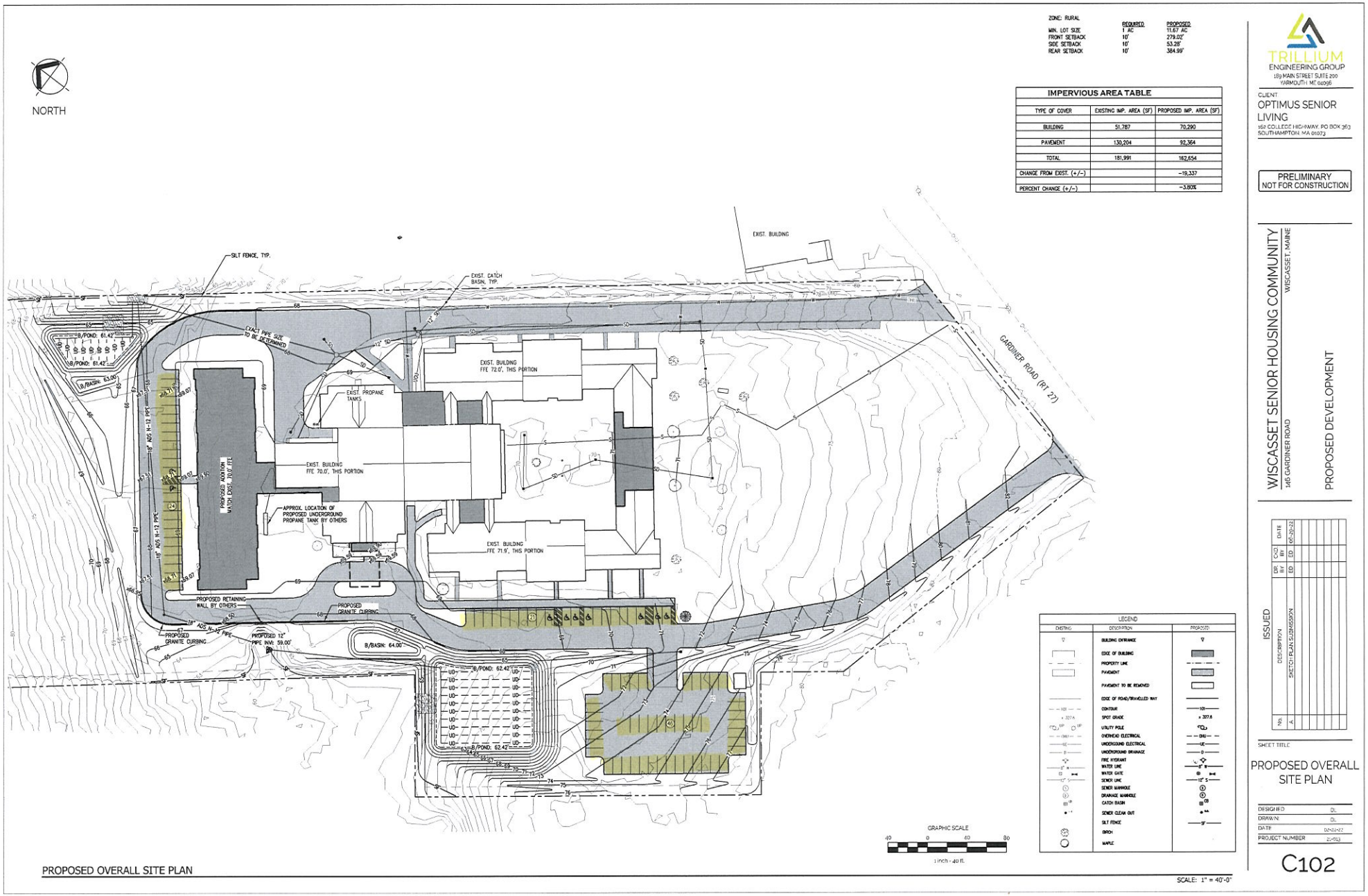

ZONE: RURAL

	REQUIRED	PROPOSED
MIN. LOT SIZE	1 AC	11.67 AC
FRONT SETBACK	10'	279.02'
SIDE SETBACK	10'	53.28'
REAR SETBACK	10'	384.99'

IMPERVIOUS AREA TABLE

TYPE OF COVER	EXISTING IMP. AREA (SF)	PROPOSED IMP. AREA (SF)
BUILDING	51,787	70,290
PAVEMENT	130,204	92,364
TOTAL	181,991	162,654
CHANGE FROM EXIST. (+/-)		-19,337
PERCENT CHANGE (+/-)		-3.80%

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING ENTRANCE	
	EDGE OF BUILDING	
	PROPERTY LINE	
	PAVEMENT	
	PAVEMENT TO BE REMOVED	
	EDGE OF ROAD/TRAVELLED WAY	
105	CONTOUR	105
x 327.6	SPOT GRADE	x 327.6
	UTILITY POLE	
OHU	OVERHEAD ELECTRICAL	OHU
UE	UNDERGROUND ELECTRICAL	UE
D	UNDERGROUND DRAINAGE	D
	FIRE HYDRANT	
	WATER LINE	8" W
	WATER GATE	
S	SEWER LINE	12" S
	SEWER MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	SEWER CLEAN OUT	
	SILT FENCE	SF
	BIRCH	
	MAPLE	

PROPOSED OVERALL SITE PLAN

SCALE: 1" = 40'-0"

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH ME 04096

CLIENT:
OPTIMUS SENIOR LIVING
162 COLLEGE HIGHWAY, PO BOX 363
SOUTHAMPTON, MA 01073

PRELIMINARY
NOT FOR CONSTRUCTION

WISCASSET SENIOR HOUSING COMMUNITY
WISCASSET, MAINE
146 GARDINER ROAD
PROPOSED DEVELOPMENT

ISSUED

No.	DESCRIPTION	DR. BY	CHD BY	DATE
A.	SKETCH PLAN SUBMISSION	ED	ED	06-30-22

SHEET TITLE
PROPOSED OVERALL SITE PLAN

DESIGNED	DL
DRAWN	DL
DATE	06-22-22
PROJECT NUMBER	22-053

C102