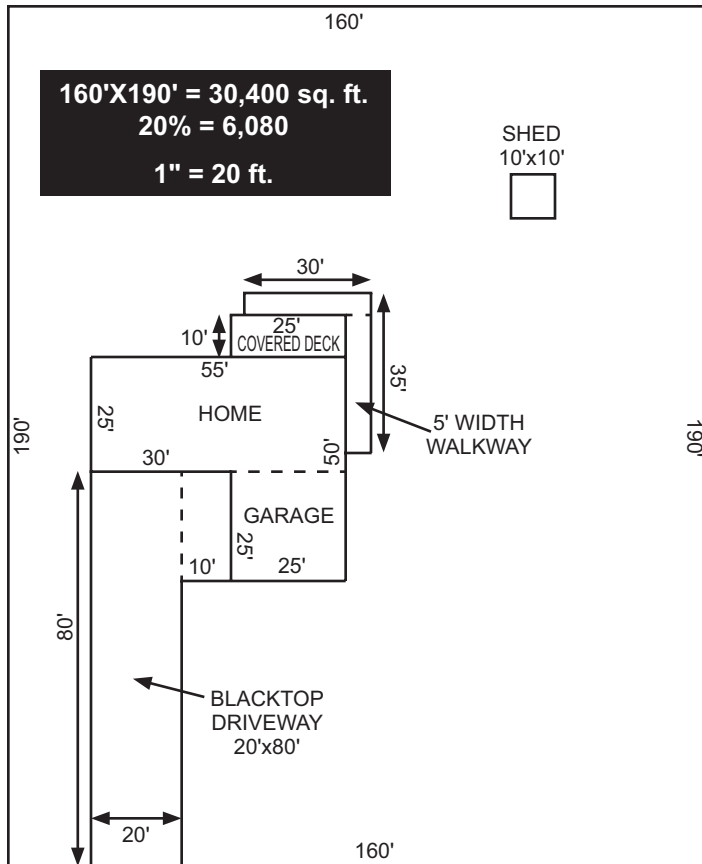


REQUIREMENTS FOR SECTION 21 MAXIMUM LOT COVERAGE

EXAMPLE



NEW CONSTRUCTION

A scaled drawing/survey must be provided showing the percentage of the total lot area covered by the footprint of house, garage, shed, driveway, walkway, parking pad, turn-around and any area covered by a water-resistant surface, and shall not exceed 20% of the total lot area.

A house's footprint shall include all covered or solid surface decks and patios, and any area covered by a 2A modified stone, but not septic field or lawns.

ALTERATIONS/ADDITIONS

Before application and plans are submitted, the Hemlock Farms Community Association Building Department must be given a scaled drawing/survey showing all water-resistant surfaces, existing and proposed, on a lot to determine whether the impervious surfaces exceed 20% of the lot area.

LOT	160' x 190'	=	30,400 sq. ft.
20%	30,400 x .20	=	6,080 sq. ft.
HOME	25' x 55'	=	1,375 sq. ft.
GARAGE	25' x 25'	=	625 sq. ft.
DECK	10' x 25'	=	250 sq. ft.
SHED	10' x 10'	=	100 sq. ft.
DRIVEWAY	20' x 80'	=	1,600 sq. ft.
	+ 10' x 25'	=	250 sq. ft.
	DRIVEWAY TOTAL	=	1,850 sq. ft.
WALKWAY	5' x 30'	=	150 sq. ft.
	+ 5' x 30'	=	150 sq. ft.
	WALKWAY TOTAL	=	300 sq. ft.

TOTAL SQ. FT. USED = 4,500 sq. ft.