

| ZONE: R-10              |             |
|-------------------------|-------------|
| CATEGORY                | REQUIRED    |
| MINIMUM LOT AREA        | 20,000 S.F. |
| MINIMUM LOT FRONTAGE    | 125 FT.     |
| MINIMUM LOT WIDTH       | 100 FT.     |
| MINIMUM FRONT YARD      | 25 FT.      |
| MINIMUM SIDE YARD       | 15 FT.      |
| MINIMUM REAR YARD       | 15 FT.      |
| MAXIMUM BUILDING HEIGHT | 35 FT.      |
| MAXIMUM LOT COVERAGE    | 25%         |

## LEGEND OF ABBREVIATIONS & SYMBOLS

EXISTING 2-FOOT CONTOUR  
 EXISTING 10-FOOT CONTOUR  
 EXISTING SPO. ELEVATION  
 STONE WALL  
 EDGE OF PAVEMENT  
 POST & RAIL FENCE  
 STOCKADE FENCE  
 BURNING/VEGETATED WETLAND  
 5-FOOT BUFFER ZONE  
 50-FOOT BUFFER ZONE  
 100-FOOT BUFFER ZONE  
 OVERHEAD WIRES  
 UTILITY POLE  
 SEWER MANHOLE  
 IRRIGATION CONTROL VALVE  
 WATER SHUTOFF  
 DECIDUOUS TREE  
 ELECTRIC METER  
 FIRST FLOOR  
 INVERT  
 TYPICAL

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PROPOSED LOT COVERAGE:

2,223/10,966 (LOT AREA EXCLUDES 20' WAY) = 20.3%

EXISTING LOT COVERAGE:

$$644/10,966 = 5.9\%$$

PROJECT NOTES:

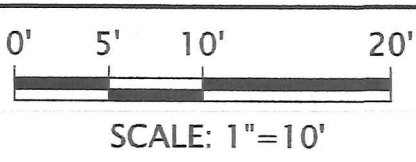
1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARGES LLC ON OCTOBER 16, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83).
3. PROPERTY BOUNDARY IS SHOWN AND COMPILED FROM A COMBINATION OF RECORD PLANS, NON-RECORD PLANS AND A FIELD SURVEY PERFORMED BY WILLIAMS & SPARGES LLC.
4. HIGH WATER LINE IS SHOWN FROM A PLOT PLAN TITLED "166 ECHO COVE ROAD HAMILTON, MA" PREPARED BY KANE LAND SURVEYORS AND DATED AUGUST 8, 2016.
5. SEPTIC SYSTEM COMPONENTS ARE SHOWN FROM "AS-BUILT PLAN - 166 ECHO COVE ROAD, HAMILTON" PREPARED BY DSD, INC. AND DATED 10/2/2018 AND SHOULD BE CONSIDERED APPROXIMATE.
6. EXISTING WATER SERVICE AND WATER GATE ARE SHOWN FROM "AS-BUILT PLAN - 166 ECHO COVE ROAD, HAMILTON" PREPARED BY DSD, INC. AND DATED 10/2/2018 AND SHOULD BE CONSIDERED APPROXIMATE.
7. CONTRACTOR TO VERIFY SEPTIC TANK INVERT IN EAVSON PRIOR TO INSTALLATION OF BUILDING SEWER.



## PROPOSED PLOT PLAN

186 ECHO COVE ROAD, HAMILTON, MA  
ASSESSORS MAP 60 LOT 21

DRAWING: PPP

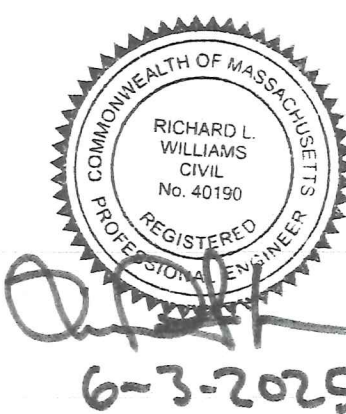


JUNE 3, 2025

SHEET 1 OF 1

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| 2 |  | 8  |  |
| 1 |  | 7  |  |

SFAI



Designed By: TAA  
 Drawn By: TAA  
 Reviewed By: RLW  
 Project Manager: TAA  
 Job File Number: HAMI-0032  
 Drawing File Folder: HAMI32

- ☐ Drawing Issued for Review
- ☒ Drawing Issued for Permit
- ☐ Drawing Issued for Construction

Owner:  
Mary Monahan  
186 Echo Cove Road  
Hamilton, MA 01810

