

**ZONE: R-Ia**

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	---	98
EXISTING 10-FOOT CONTOUR	---	100
EXISTING SPOT ELEVATION	x	45.03
STONE WALL	---	
EDGE OF PAVEMENT	---	EP
POST & RAIL FENCE	---	
STOCKADE FENCE	---	
BORDERING VEGETATED WETLAND	---	
25-FOOT NO-DISTURB	---	25
50-FOOT NO-BUILD ZONE	---	50
100-FOOT BUFFER ZONE	---	100
OVERHEAD WIRES	---	OHW
UTILITY POLE	---	
SEWER MANHOLE	---	
IRRIGATION CONTROL VALVE	---	
WATER SHUTOFF	---	
DECIDUOUS TREE	---	
ELECTRIC METER	---	OEM
FIRST FLOOR	---	F.F.
INVERT	---	INV.
TYPICAL	---	TYP.

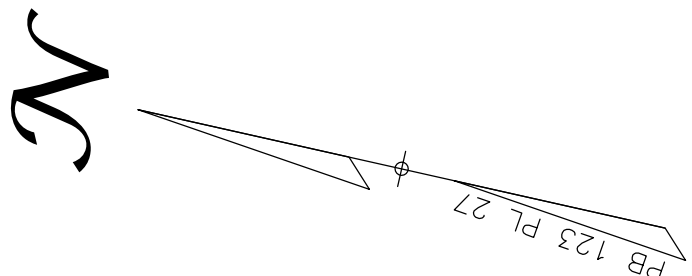
**PROPOSED LOT COVERAGE:**

2,196/10,966 (LOT AREA EXCLUDES 20' WAY) = 20.0%

**EXISTING LOT COVERAGE:**

644/10,966 = 16.9%

- PROJECT NOTES:**
- TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON OCTOBER 16, 2024.
  - TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - PROPERTY BOUNDARY IS SHOWN AND COMPILED FROM A COMBINATION OF RECORD PLANS, NON-RECORD PLANS AND A FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC.
  - HIGH WATER LINE IS SHOWN FROM A PLOT PLAN TITLED "186 ECHO COVE ROAD HAMILTON, MA" PREPARED BY KANE LAND SURVEYORS AND DATED AUGUST 8, 2016.
  - SEPTIC SYSTEM COMPONENTS ARE SHOWN FROM "AS-BUILT PLAN - 186 ECHO COVE ROAD, HAMILTON" PREPARED BY DSD, INC. AND DATED 10/2/2018 AND SHOULD BE CONSIDERED APPROXIMATE.
  - EXISTING WATER SERVICE AND WATER GATE ARE SHOWN FROM "AS-BUILT PLAN - 186 ECHO COVE ROAD, HAMILTON" PREPARED BY DSD, INC. AND DATED 10/2/2018 AND SHOULD BE CONSIDERED APPROXIMATE.
  - CONTRACTOR TO VERIFY SEPTIC TANK INVERT IN ELEVATION PRIOR TO INSTALLATION OF BUILDING SEWER.



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

**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

SEAL

**PROPOSED PLOT PLAN**  
186 ECHO COVE ROAD, HAMILTON, MA  
ASSESSORS MAP 60 LOT 21

12	11	10	9	8	7
6	5	4	3	2	1

0' 5' 10' 20'  
SCALE: 1"=10'  
MAY 1, 2025

**DRAWING:** PPP  
**SHEET 1 OF 1**