

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT LEFT BEAR CAP BOLT	50.41
2	CUT SPK 1.0' A.G. IN UPL 2516	49.03

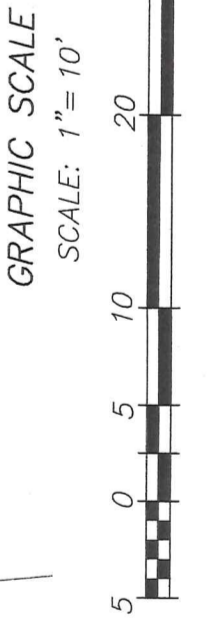
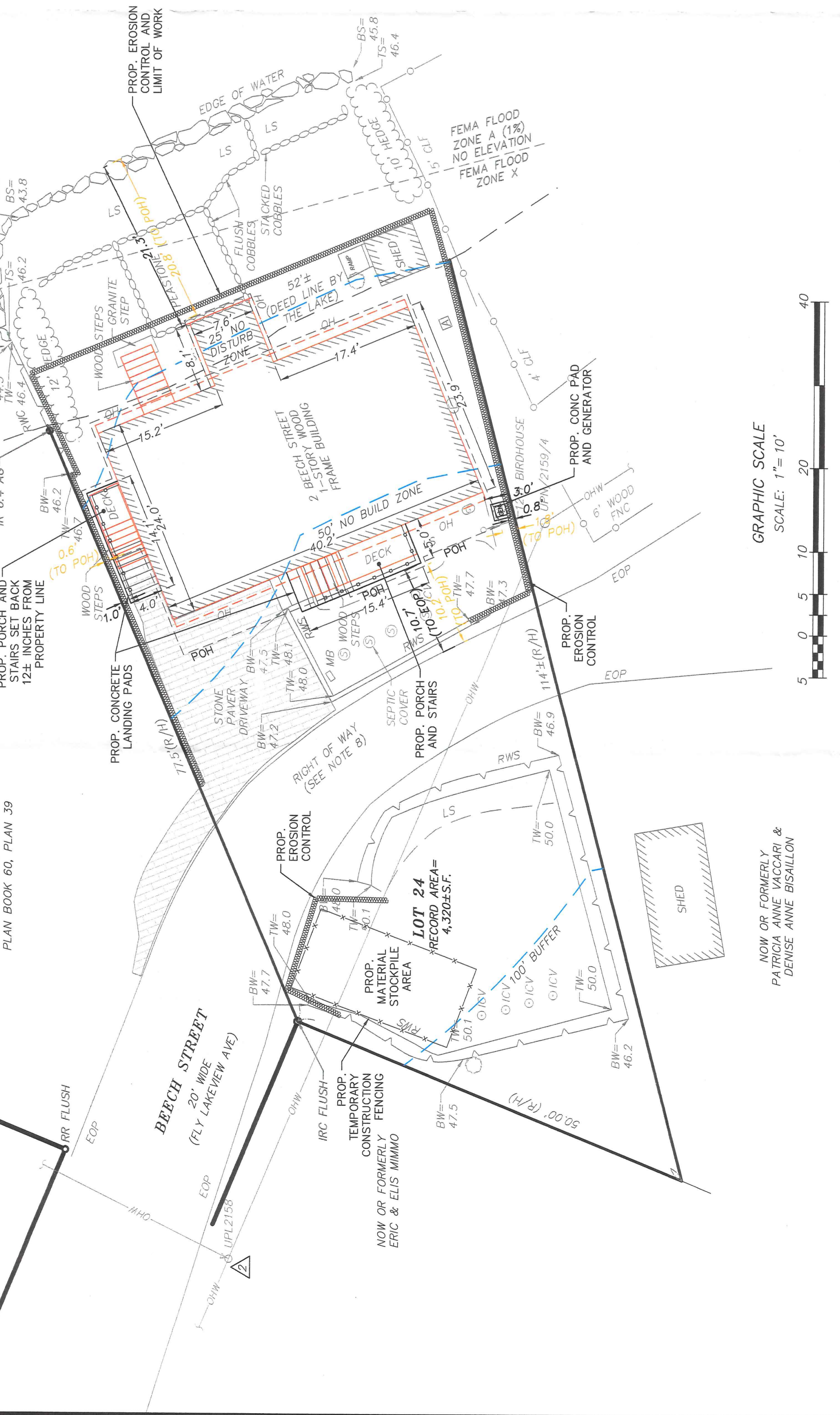
RECORD OWNER:
BRIAN AND JESSICA DOHERTY
114 LOTHROP STREET
BEVERLY, MA 01915
- DEED BOOK 41389 PAGE 152

REFERENCES:
- PLAN BOOK 60 PLAN 39
- PLAN BOOK 193 PLAN 6
- PLAN BOOK 181 PLAN 57
- PLAN BOOK 193 PLAN 6
DOCUMENTS ON RECORD AT THE ESSEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.

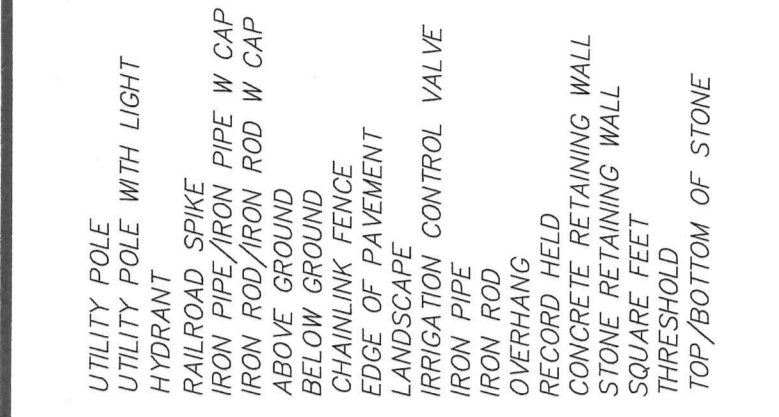
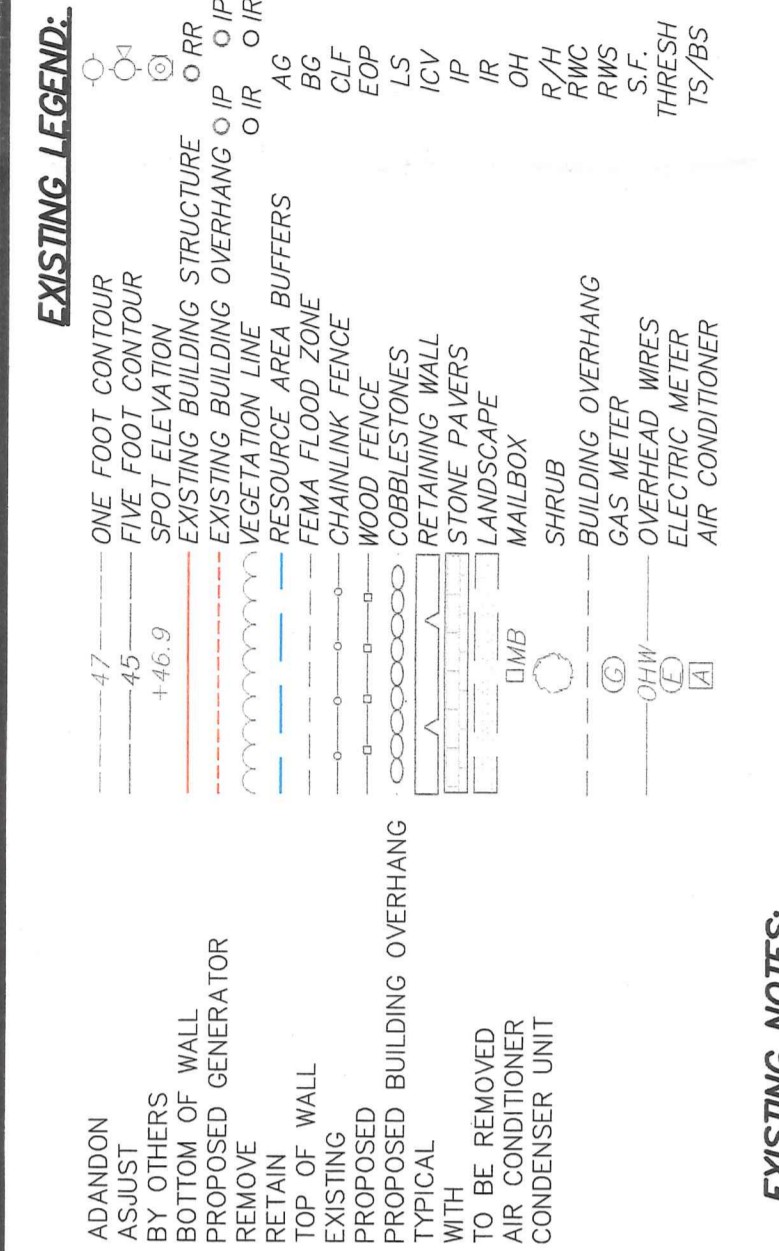
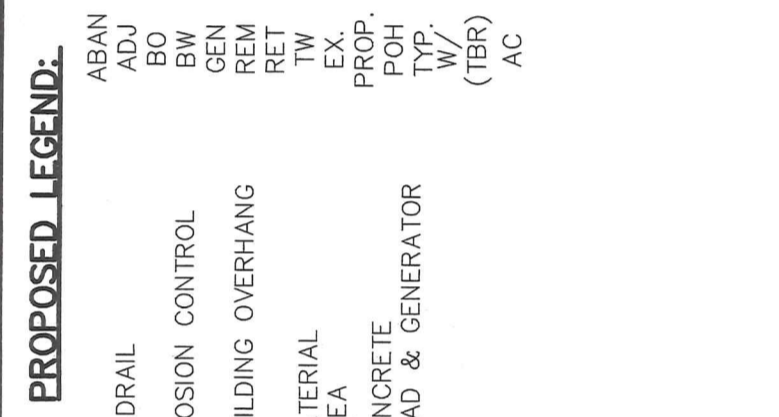
NOW OR FORMERLY
SHEILA WOODWELL LANE

NOW OR FORMERLY
ERIC & ELS MINIMO

RESERVATION"
PLAN BOOK 60, PLAN 39



CHBACCO LAKE



- EXISTING NOTES:**
- THE TOPOGRAPHY, SITE DETAIL, & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON JUNE 30, 2023.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE R-1A (SINGLE RESIDENTIAL DISTRICT).
 - THE SUBJECT PROPERTY IS DEPICTED AS LOT 3 ON TOWN HAMILTON ASSESSOR'S MAP 66.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
 - PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS, PLANS OF RECORD AND AN ON THE GROUND INSTRUMENT SURVEY TO LOCATE PHYSICAL PROPERTY BOUNDARIES. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
 - THE RIGHT OF WAY IS FOR THE BENEFIT OF PROPERTIES AT 20, 22, 24, AND 37 BEECH STREET EXT.
 - THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25080C0427F DATED JULY 3, 2012: FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - FLOOD ZONE A, AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.
 - SHORELINE DEPICTED WAS COMPILED FROM PLAN BOOK 60, PLAN 39.
 - ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.
- DIMENSIONAL SETBACK NOTES:**
- EXISTING AND PROPOSED DIMENSIONS LISTED IN THE SCHEDULE OF DIMENSIONAL CONTROLS TABLE ARE MEASURED TO THE FACE OF BUILDING AND/OR STRUCTURE.
 - DIMENSIONS TO PROPOSED OVERHANGS ARE LABELED (TO POH) AND SHOWN IN ORANGE.

PROPOSED SETBACK NOTES:

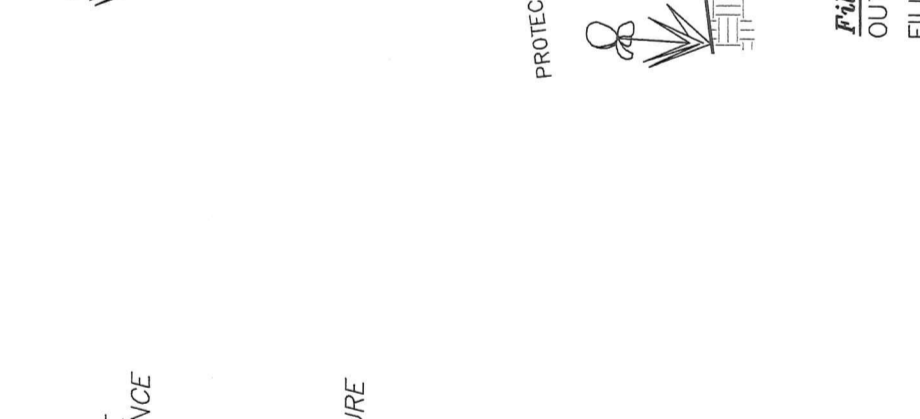
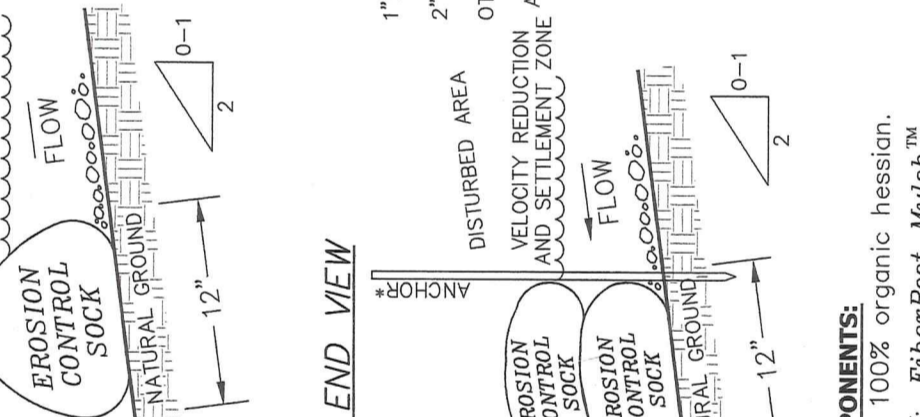
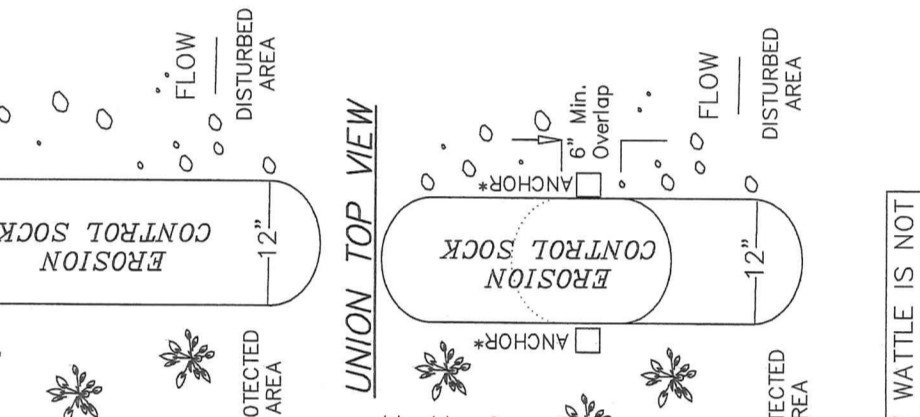
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EXISTING LEGEND:

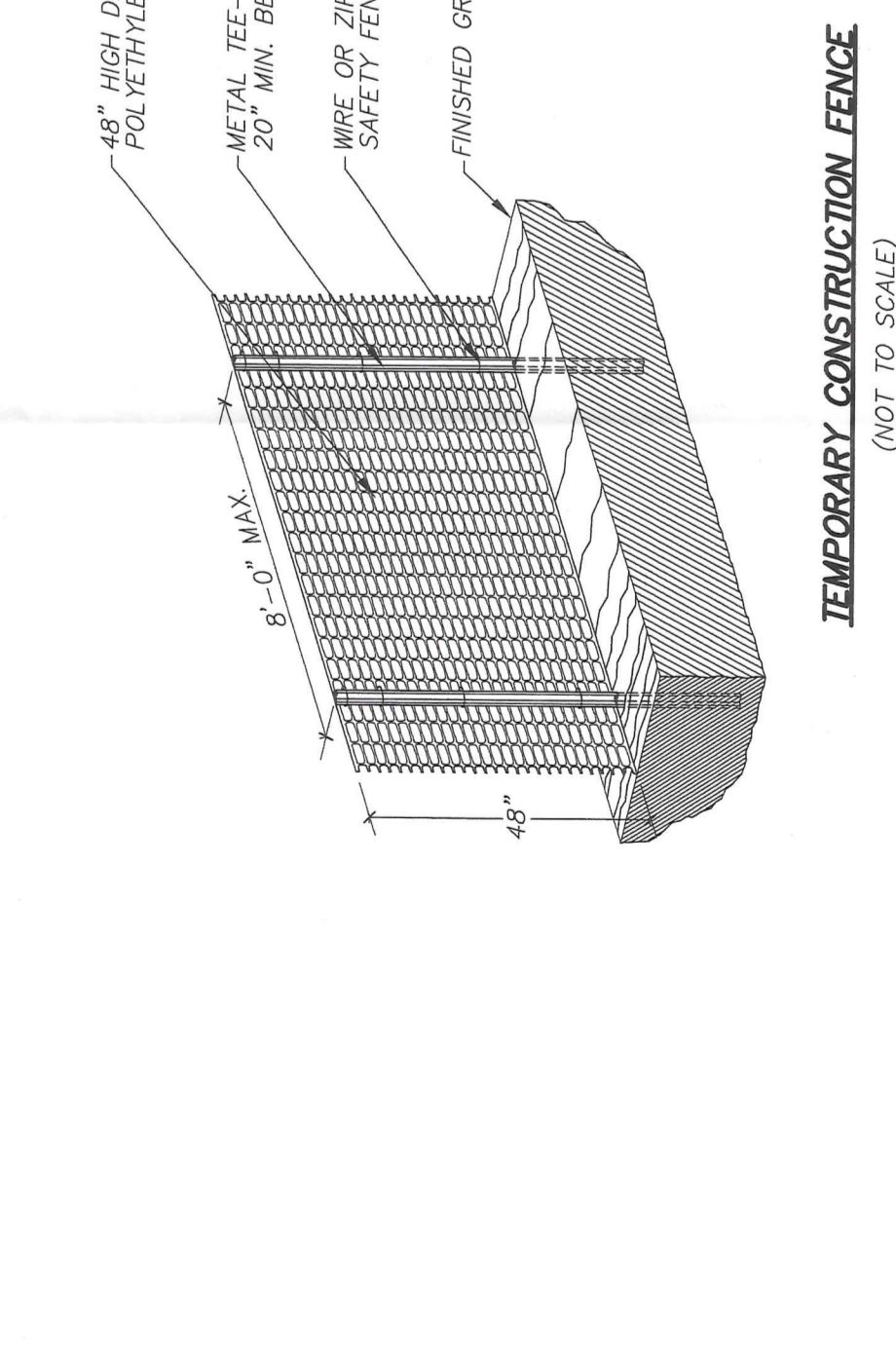
- ABAN ADJUDICATION
- BO BY OTHERS
- GEN PROPOSED GENERATOR
- RET REMOVE
- TW TOP OF WALL
- PROP. EXISTING CONCRETE
- POH PROPOSED BUILDING OVERHANG
- W/W WITH
- (TBR) TO BE REMOVED
- AC AIR CONDITIONER
- CONDENSER UNIT

PROPOSED LEGEND:

- PROPOSED HADRAL
- PROPOSED EROSION CONTROL
- PROPOSED BUILDING OVERHANG
- PROPOSED MATERIAL STOCKPILE AREA
- PROPOSED CONCRETE GENERATOR PAD & GENERATOR



Fiberfil™ COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: Fiberfil® Much™ shredded wood.
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./1.1')



TEMPORARY CONSTRUCTION FENCE
(NOT TO SCALE)

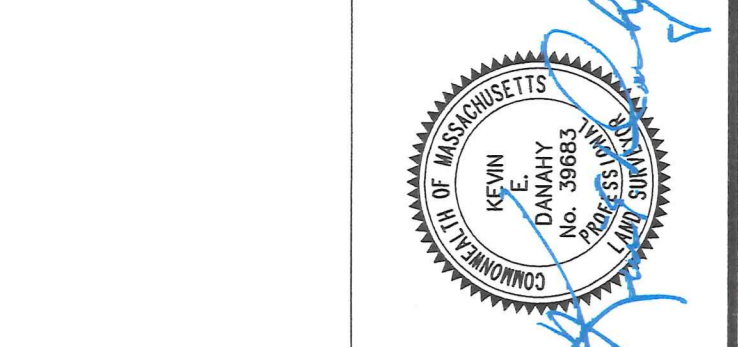
SCHEDULE OF DIMENSIONAL CONTROLS			
ZONING DISTRICT: R-1A (SINGLE RESIDENTIAL DISTRICT)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	4,320± S.F.	4,320± S.F.
FRONTAGE:	125 FT.	47.3± FT.	47.3± FT.
LOT WIDTH:	100 FT.	40.1± FT.(9)	40.1± FT.(9)
MAX BUILDING HEIGHT:	35 FT.	19.0± FT.(9)	19.0± FT.(9)
MAX NUMBER OF STOREYS:	3	2	2
MAX BUILDING LOT COVERAGE:	25%	24.5± % (9)	24.5± % (9)
MINIMUM FRONT YARD:	25/50 FT.(4)	11.9± FT.(9)	10.7± FT.(9)
MINIMUM SIDE YARD:	15 FT.	1.3± FT.	1.0± FT.
MINIMUM REAR YARD:	15 FT.	N/A	TO CONC. PAD 0.4± FT. TO GEN. FACE 0.8± FT.
MINIMUM LOT WIDTH MEASURED AT MROWEST POINT	15 FT.	21.3± FT.	21.3± FT.

- LOT WIDTH MEASURED AT MROWEST POINT
- EXISTING AND PROPOSED BUILDING HEIGHTS TAKEN FROM ARCHITECTURAL PLANS.
- LOT COVERAGE CALCULATION INCLUDES DWELLING AND EXISTING SHED.
- TWENTY-FIVE (25) FEET FROM THE STREET LINE, OR FIFTY (50) FEET FROM THE STREET CENTER LINE, WHICHEVER IS GREATER. (PER TOWN OF HAMILTON DIMENSIONAL REGULATIONS)
- MEASURED TO EDGE OF PAVEMENT (EOP) OF BEECH STREET.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

THIS PLAN IS INTENDED
TO BE PRINTED IN COLOR

BY	DESCRIPTION	DATE



2 BEECH STREET
PROPOSED SITE PLAN (ZBA)
HAMILTON, MASSACHUSETTS
PREPARED FOR
BRIAN AND JESSICA DOHERTY

MERIDIAN ASSOCIATES
5800 CLAMMING CENTER, SUITE 5950
TEL: (978) 258-2044
WWW.MERIDIANASSOC.COM

DRAWN BY: NB
DESIGNED BY: NB
CHECKED BY: CB/KD

DATE: FEBRUARY 14, 2024
SCALE: 1"=10'
SHEET No. C100
PROJECT No. 6531