

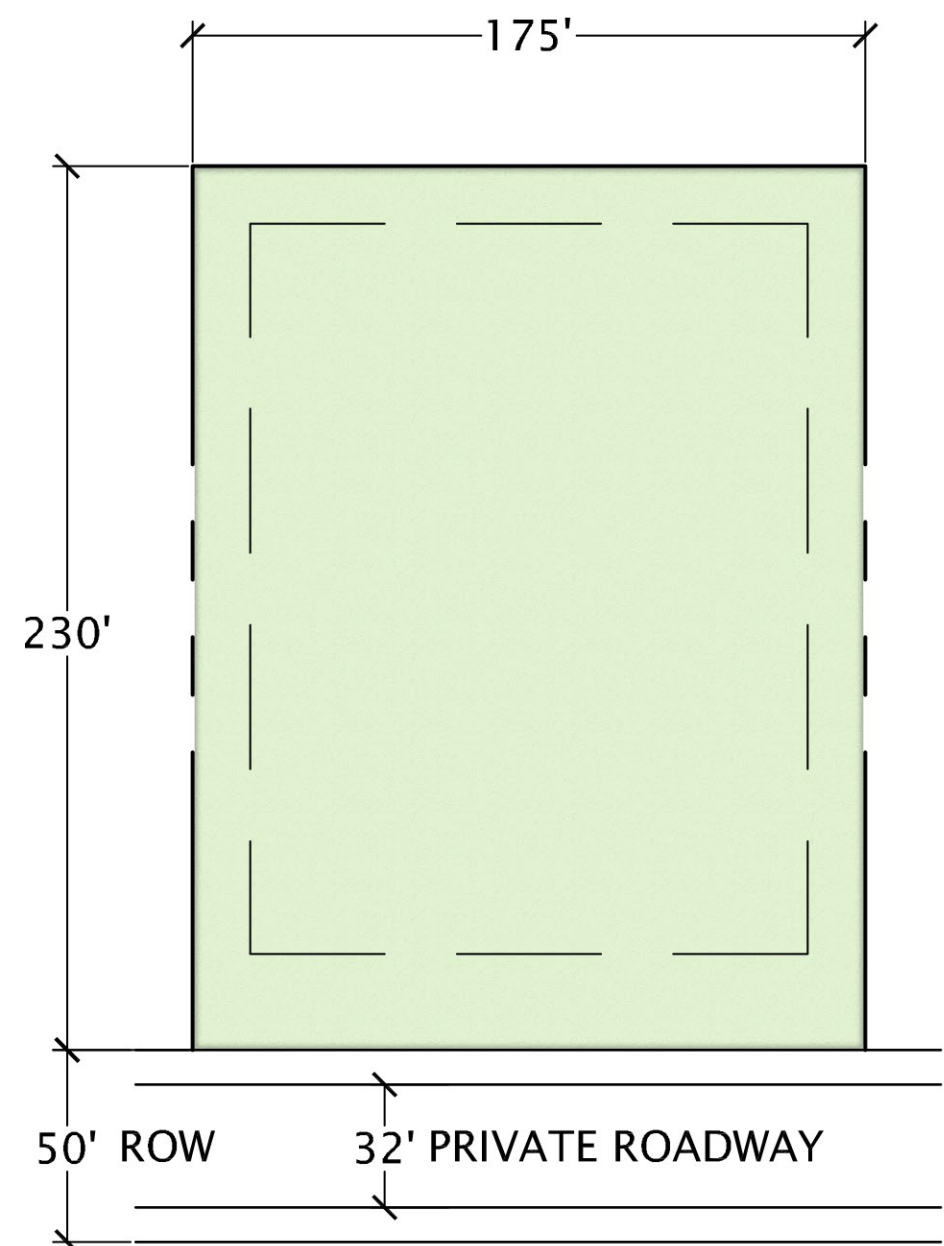
PROPERTY DATA:

TOTAL CAMPUS SITE AREA:	± 103.0 AC
- WETLANDS & PONDS:	± 25.0 AC
NET USABLE AREA:	± 78.0 AC

ZONING REQUIREMENTS: (R-1B DISTRICT)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA*:	40,000 SF	40,000 SF
MIN. LOT FRONTAGE:	175 FT	175 FT
MIN. LOT WIDTH:	100 FT	100 FT
MIN. LOT CIRCLE DIAMETER:	157.5 FT	157.5 FT
MIN. FRONT SETBACK:	25 FT	25 FT
MIN. SIDE SETBACK:	15 FT	15 FT
MIN. REAR SETBACK:	15 FT	15 FT
MAX. BLDG. COVERAGE:	25%	<25%
MAX. BUILDING HEIGHT:	35 FT / 3 STORIES	35 FT / 3 STORIES

*PORTION OF SITE WITHIN ZONE II AREA MUST COMPLY WITH GROUNDWATER PROTECTION OVERLAY DISTRICT REQUIREMENTS - LOTS WITHIN GPOD MUST PROVIDE 80,000 SF OF CONTIGUOUS BUILDING AREA (EXCLUDES WETLAND AREA).



TYPICAL SINGLE LOT

SCALE: 1"=50'

SITE PLAN ASSUMPTIONS:

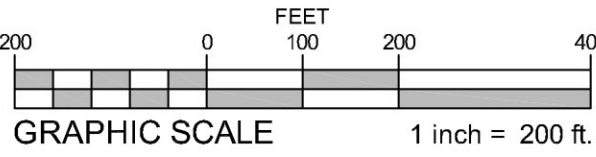
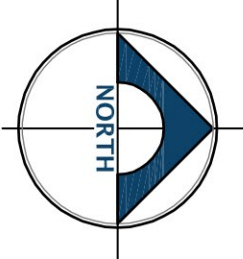
- CONCEPT ASSUMES CONNECTION TO PUBLIC WATER AND ON-LOT SEPTIC.

LEGEND:

- WETLAND
- 50' NO DISTURBANCE WETLAND BUFFER
- 100' WETLAND REVIEW AREA
- ZONE II GROUNDWATER PROTECTION OVERLAY DISTRICT

SOURCES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
- AERIAL PHOTOGRAPH FROM MASS GIS 2021 AERIAL IMAGERY.
- TOPOGRAPHIC INFORMATION FROM 2011 USGS TOPO, DOWNLOADED FROM NOAA DATA ACCESS VIEWER.
- FLOODPLAIN INFORMATION FROM FEMA COMMUNITY PANEL 25009C0427F, EFFECTIVE DATE JULY, 2012. PORTIONS OF THE LARGE WETLAND ON THE PROPERTY ARE WITHIN THE ZONE A 100-YEAR FLOODPLAIN.
- WETLAND INFORMATION FROM MASS DEP, GIS SHAPEFILES. SUBJECT TO FIELD SURVEY.
- PARCEL BOUNDARIES ARE FROM TOWN OF HAMILTON ASSESSOR SHAPEFILES, 2023.
- ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN IS CONCEPTUAL IN NATURE AND MAY VARY PENDING MORE ACCURATE INFORMATION.



PLAN SUMMARY:

- 54 BY-RIGHT LOTS
- ±5,200 LF OF NEW ROADS
- ±2.0 AC STORMWATER BASINS

SITE DATA:

ADDRESS: 130 ESSEX STREET
SOUTH HAMILTON, MA 01982
PARCEL(S): MAP 64 - LOT 5

SITE AREA: ± 103 ACRES
CURRENT ZONING: R-1B RESIDENTIAL
PROPOSED ZONING: R-1B RESIDENTIAL

OFFICE DATA:

PROJECT NUMBER: 23008
DATE: FEBRUARY 14, 2023
SCALE: 1"=200'
DRAWN BY: AGS