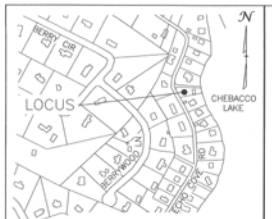
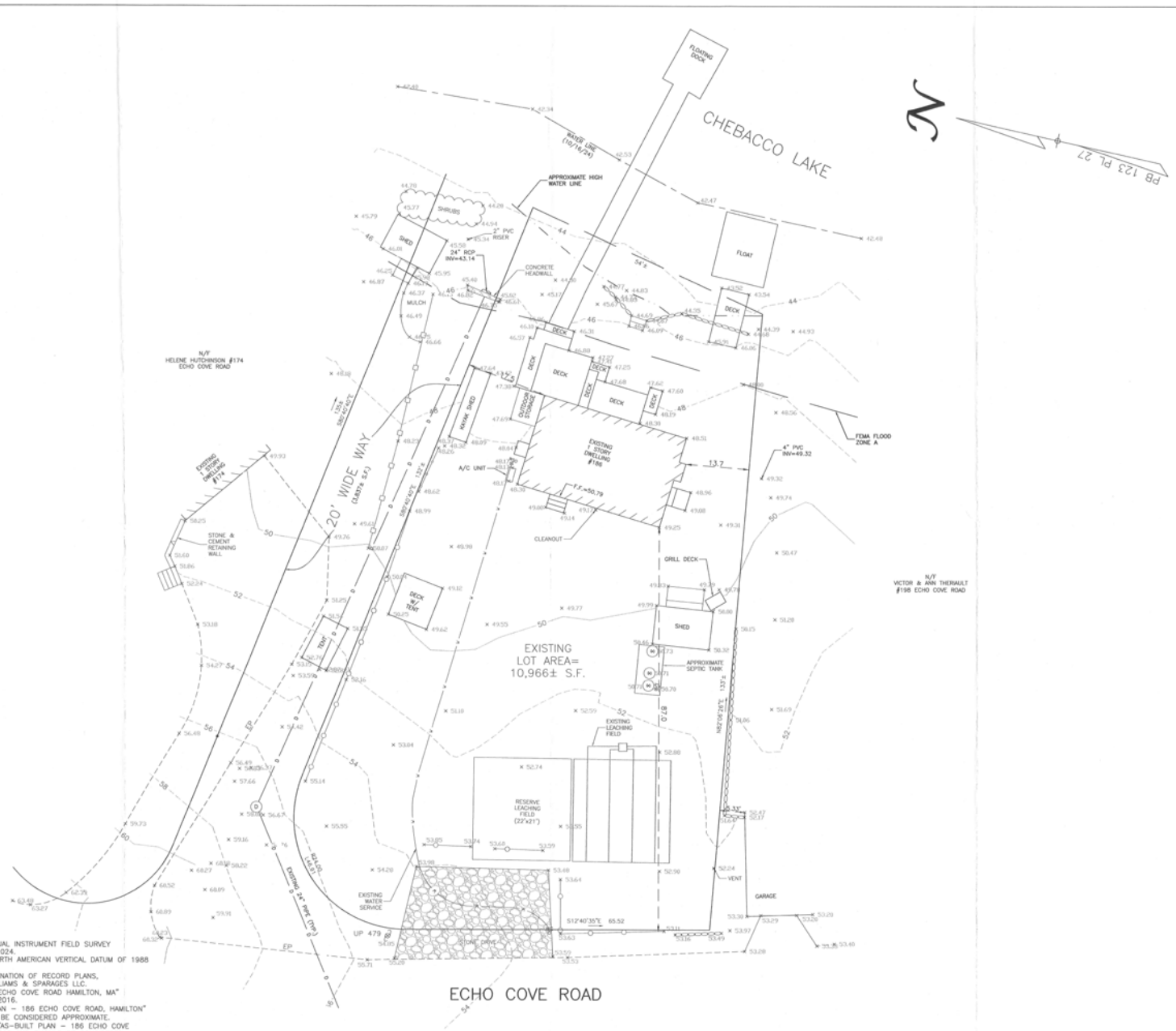


ZONE: R-Ia

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	× 49.61
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	S
IRRIGATION CONTROL VALVE	
WATER SHUTOFF	WS
DECIDUOUS TREE	
ELECTRIC METER	EM
FIRST FLOOR	F.F.
INVERT	INV.
TYPICAL	TYP.



PROJECT NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON OCTOBER 16, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. PROPERTY BOUNDARY IS SHOWN AND COMPILED FROM A COMBINATION OF RECORD PLANS, NON-RECORD PLANS AND A FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC.
4. 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.
5. 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.
6. 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.

WILLIAMS & SPARAGES
ENGINEERS / SURVEYORS / PLANNERS
SUITE 131
ROCKLAND, MA 02370
PHONE: (781) 878-8050
FAX: (781) 878-1600
WSENGINEERS.COM

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

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

- [x] Drawing Issued for Review
- [ ] Drawing Issued for Permit
- [ ] Drawing Issued for Construction

SEAL

(5-24-25)

EXISTING CONDITIONS PLAN

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

0' 5' 10' 20'
SCALE: 1"=10'

MARCH 21, 2025

DRAWING: EX

SHEET 1 OF 2

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