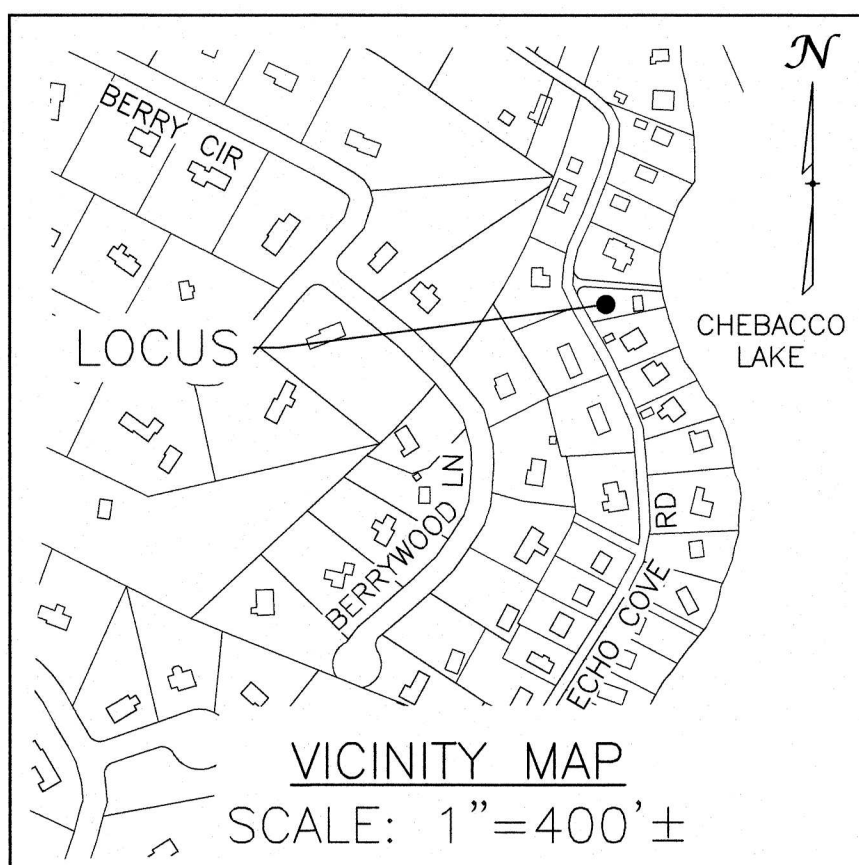




ZONE: R-1a	
CATEGORY	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	125 FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	25 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	15 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM LOT COVERAGE	25%

LEGEND OF ABBREVIATIONS & SYMBOLS

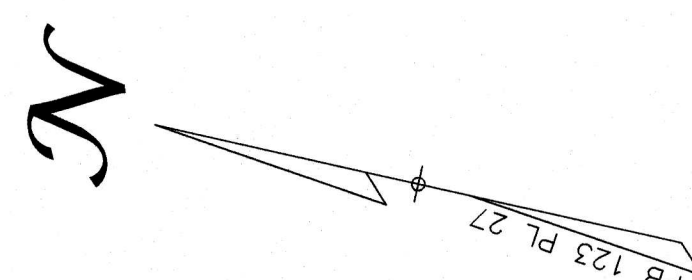
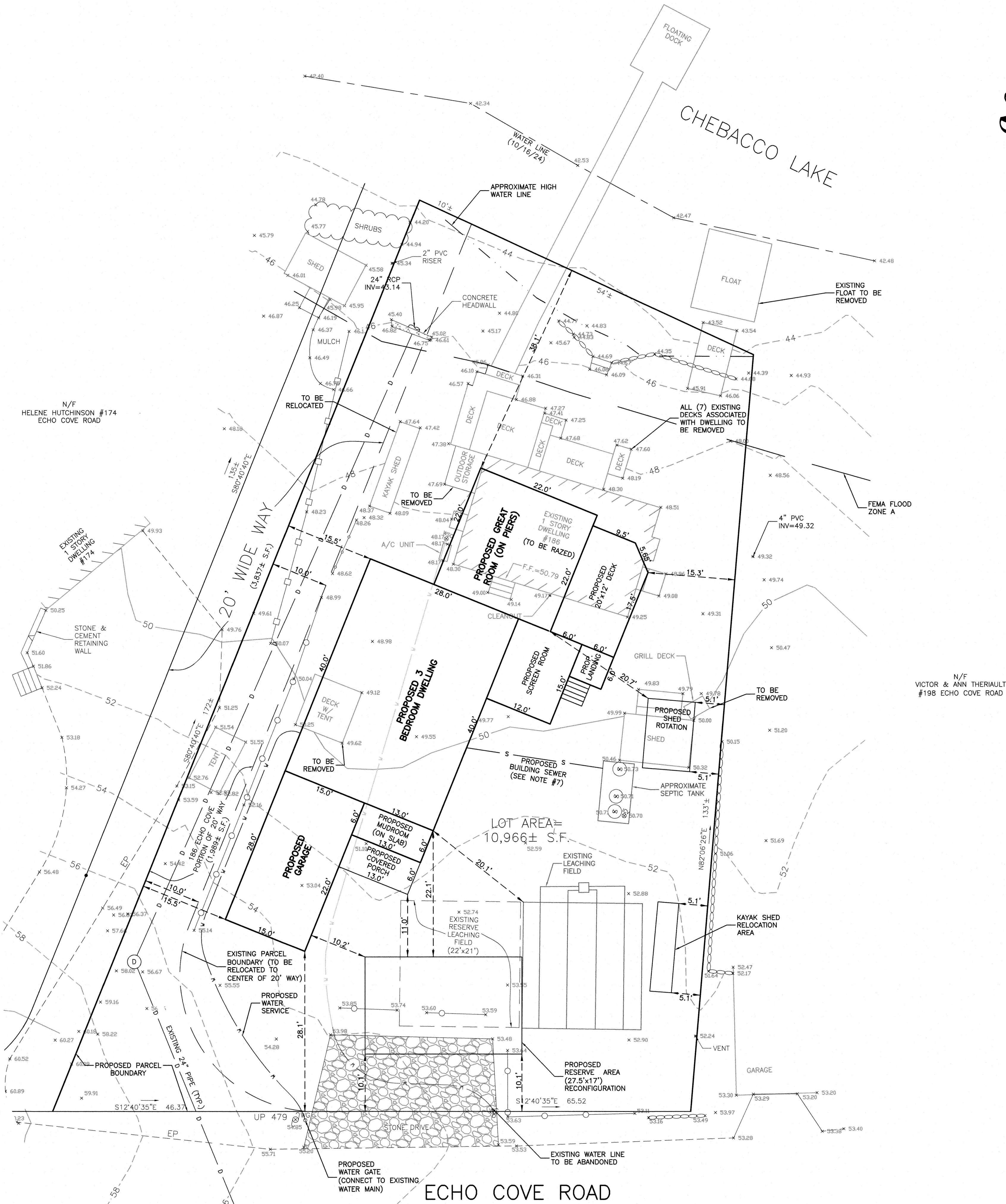
EXISTING 2-FOOT CONTOUR	----- 98 -----
EXISTING 10-FOOT CONTOUR	----- 100 -----
EXISTING SPOT ELEVATION	x 45.03
STONE WALL	
EDGE OF PAVEMENT	----- EP -----
POST & RAIL FENCE	
STOCKADE FENCE	
BORDERING VEGETATED WETLAND	
25-FOOT NO-DISTURB	----- 25 -----
50-FOOT NO-BUILD ZONE	----- 50 -----
100-FOOT BUFFER ZONE	----- 100 -----
OVERHEAD WIRES	----- OHW -----
UTILITY POLE	
SEWER MANHOLE	
IRRIGATION CONTROL VALVE	
WATER SHUTOFF	
DECIDUOUS TREE	
ELECTRIC METER	
FIRST FLOOR	F.F.
INVERT	INV.
TYPICAL	TYP.

PROPOSED LOT COVERAGE:
2,360/10,966 (LOT AREA EXCLUDES 20' WAY) = 21.5%

EXISTING LOT COVERAGE:
644/10,966 (LOT AREA EXCLUDES 20' WAY) = 16.9%

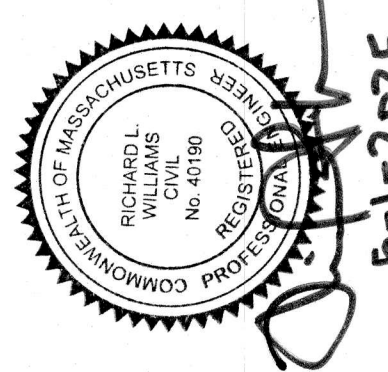
PROJECT NOTES:

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. THIS PLAN DEPICTS OWNERSHIP TO THE CENTERLINE OF A 20' WAY OFF OF ECHO COVE ROAD BETWEEN 174 AND 186 ECHO COVE ROAD. THE PROPERTY OWNER IS ASSERTING THAT THEY OWN TO THE CENTERLINE OF THIS WAY PURSUANT TO MGL CHAPTER 183 SECTION 58.
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.
7. CONTRACTOR TO VERIFY SEPTIC TANK INVERT IN ELEVATION PRIOR TO INSTALLATION OF BUILDING SEWER.



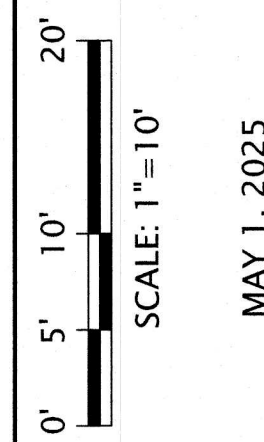
Owner:
Mary Monahan
186 Echo Cove Road
Hamilton, MA 01810

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



PROPOSED PLOT PLAN
186 ECHO COVE ROAD, HAMILTON, MA

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



DRAWING: PPP

SHEET 1 OF 1