

NOTES

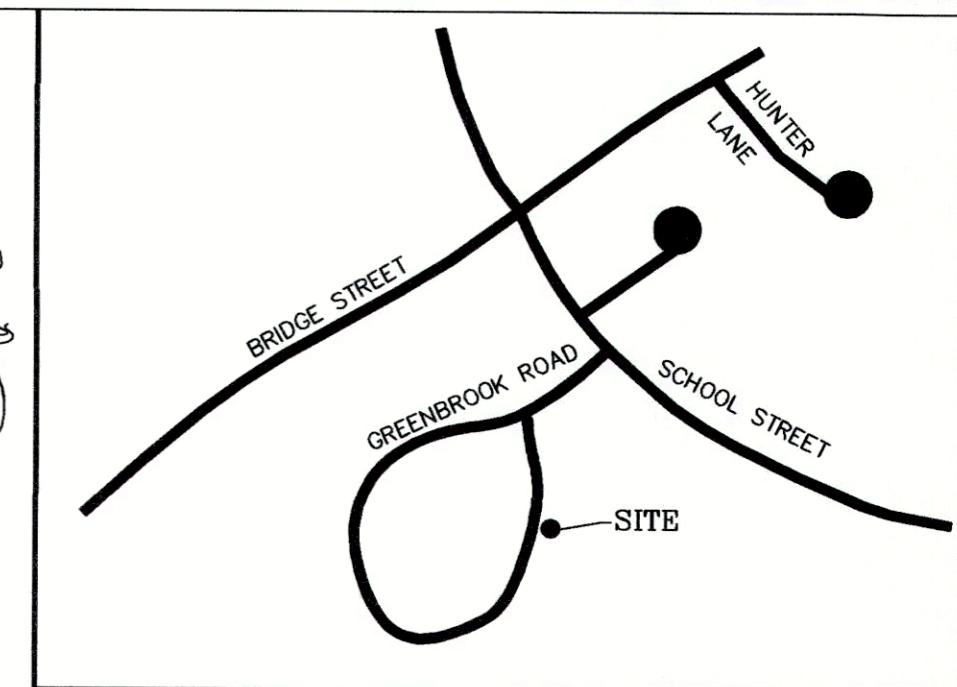
- 1.) PROPERTY LINE INFORMATION TAKEN FROM PLAN BOOK 96, PLAN 13. DEED REFERENCES: BOOK 31770 PAGE 162.
- 2.) BENCHMARK FOR VERTICAL CONTROL BASED ON AN ASSUMED DATUM (NOT NGVD OR MSL). TBM# 1: PKNAIL IN PAVEMENT, ELEVATION = 94.06'
- 3.) LOCATION AND SIZE OF SHOWN UTILITIES IS APPROXIMATE ONLY. CONTRACTOR TO VERIFY UTILITY CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES AND HAMILTON D.P.W. PRIOR TO CONSTRUCTION. DIGSAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION (1-888-344-7233).
- 4.) ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF A WETLAND OR RESOURCE AREA REQUIRES FILING IN ACCORDANCE WITH THE WETLAND PROTECTION ACT M.G.L. 131 SECTION 40.
- 5.) THE OWNER IS RESPONSIBLE TO COMPLY WITH THE ZONING BY-LAWS AND TO OBTAIN VARIANCES, IF NECESSARY.

ZONING

SITE IS LOCATED WITHIN THE R1A - RESIDENTIAL DISTRICT

BUILDING SETBACKS:
 FRONT YARD: 25 FT.
 SIDE YARD: 15 FT.
 REAR YARD: 15 FT.
 MAX. BUILDING HEIGHT: 35 FT.
 MAX. ALLOWABLE LOT COVERAGE: 25%

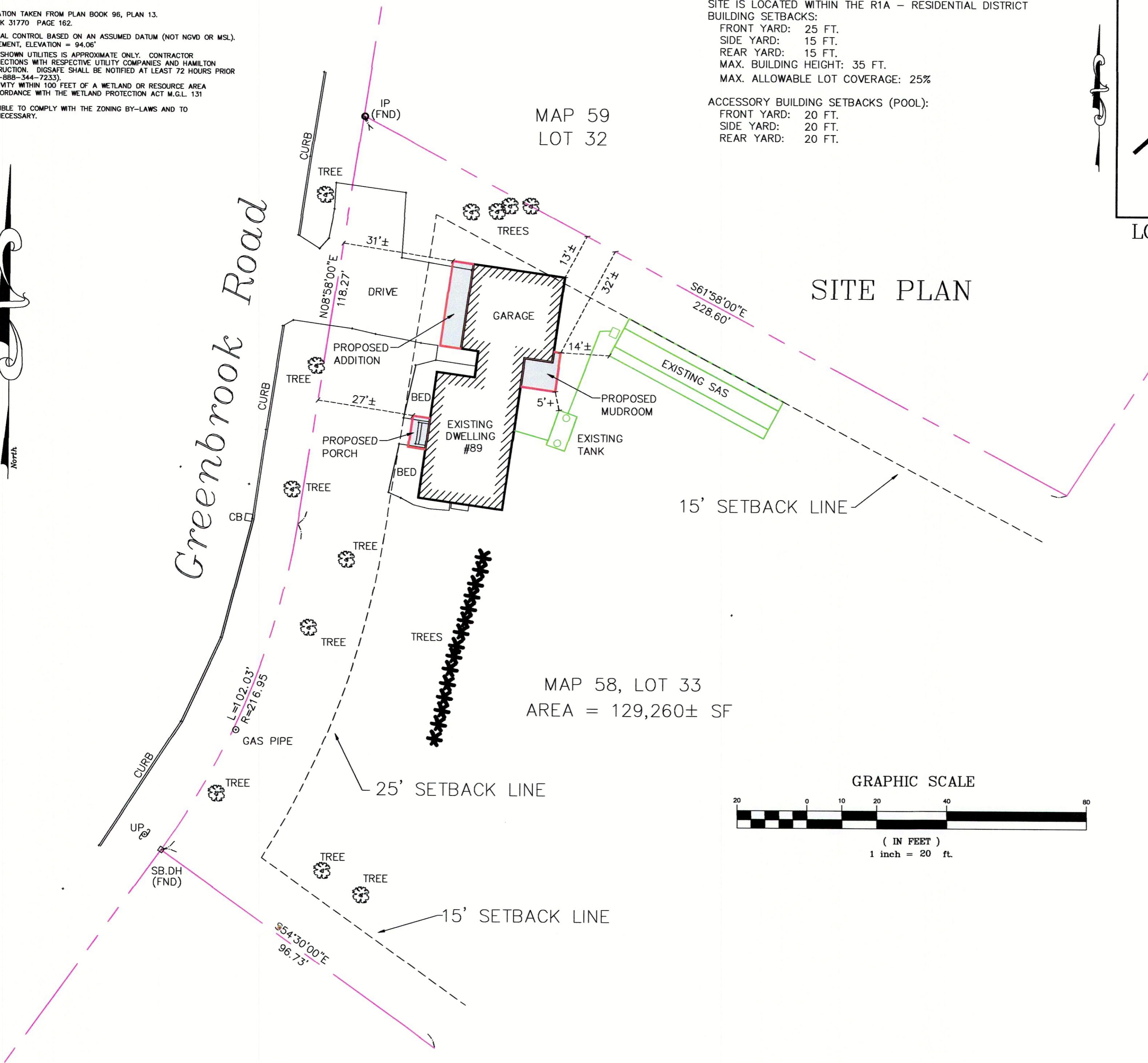
ACCESSORY BUILDING SETBACKS (POOL):
 FRONT YARD: 20 FT.
 SIDE YARD: 20 FT.
 REAR YARD: 20 FT.



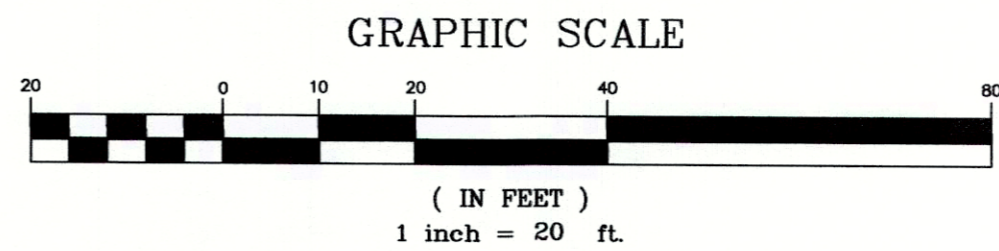
LOCUS

MAP 59
LOT 32

SITE PLAN



MAP 58, LOT 33
AREA = 129,260± SF



Site Plan
 for
 89 Greenbrook Plan
 Hamilton, Massachusetts
 Property of Matthew & Linda McMahon
 89 Greenbrook Road, Hamilton MA 01982
 Assessor's Map 58, Lot 33
 Date: April 8, 2024 Scale: 1" = 20'

EPS Associates, LLC
 Engineers - Planners - Surveyors
 8 Greenbrook Road - Hamilton, MA 01982
 Tel: (978) 468-2233