

Plan of Land in HAMILTON, MASS.

Hayes Engineering, Inc.
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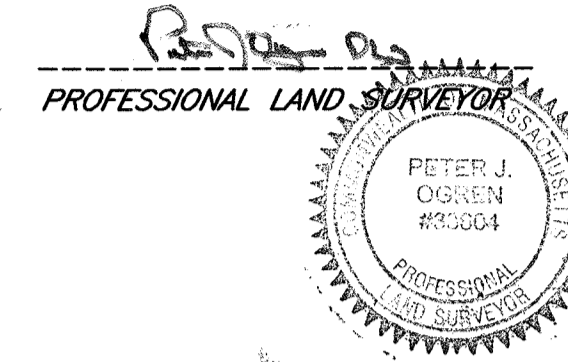
Scale: 1" = 10'



March 22, 2024

I CERTIFY THAT THIS EXISTING HOUSE IS LOCATED ON THE GROUND AS SHOWN. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0407F; EFFECTIVE DATE: JULY 3, 2012.

DATE: MARCH 22, 2024



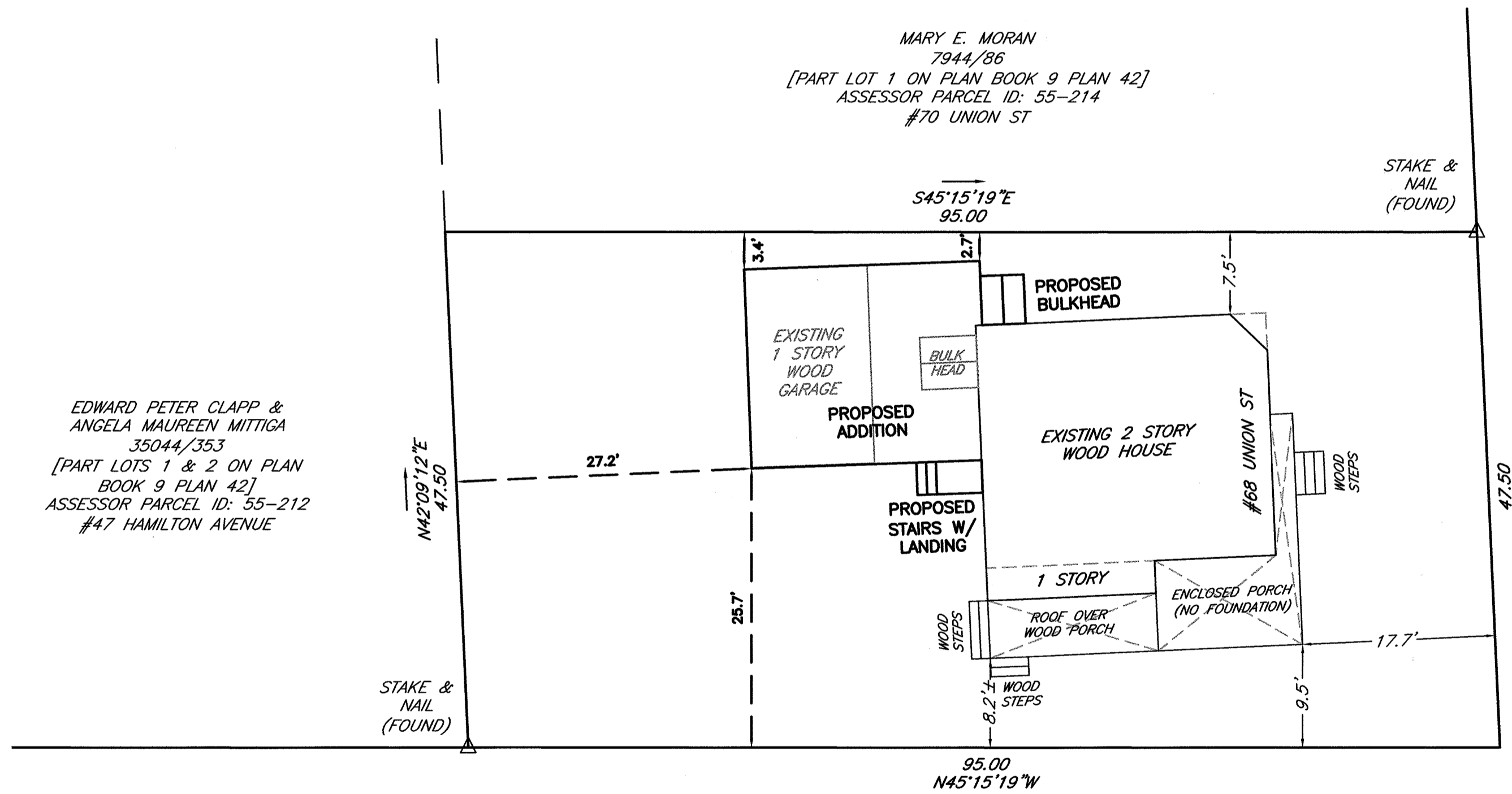
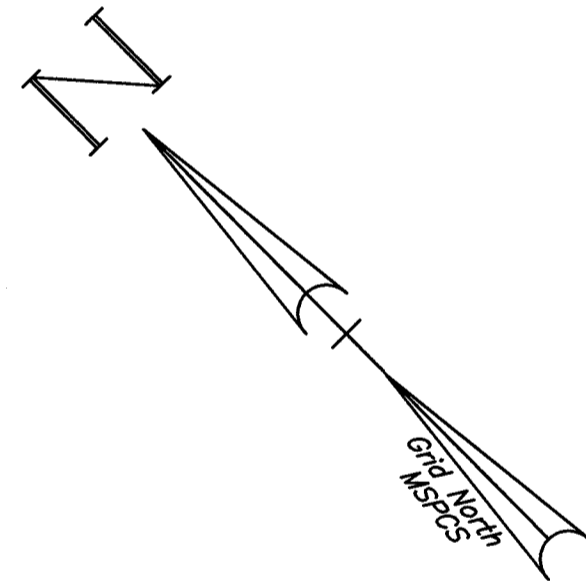
Showing Proposed Addition

CURRENT RECORD INFORMATION

DAVID C. FORSTER & ASHLEY G. FORSTER
DEED REFERENCE: BOOK 41804, PAGE 69
PLAN REFERENCE: PART LOT 1 ON PLAN BOOK 9 PLAN 42
(LOT AREA = 4,507 S.F.)
ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
ASSESSOR PARCEL ID: 55-213
#68 UNION STREET, HAMILTON, MA

EDWARD PETER CLAPP &
ANGELA MAUREEN MITTIGA
35044/353
[PART LOTS 1 & 2 ON PLAN
BOOK 9 PLAN 42]
ASSESSOR PARCEL ID: 55-212
#47 HAMILTON AVENUE

MARY E. MORAN
7944/86
[PART LOT 1 ON PLAN BOOK 9 PLAN 42]
ASSESSOR PARCEL ID: 55-214
#70 UNION ST



ZONE: SINGLE RESIDENTIAL DISTRICT (R-1A)

MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 125 FEET

MINIMUM YARD SETBACKS
FRONT = 25 FEET OR 50 FEET FROM CENTERLINE
SIDE = 15 FEET
REAR = 15 FEET

MAXIMUM LOT COVERAGE = 25.0%
EXISTING LOT COVERAGE = 23.6%
PROPOSED LOT COVERAGE = 27.7%

HAMILTON AVENUE

UNION STREET