



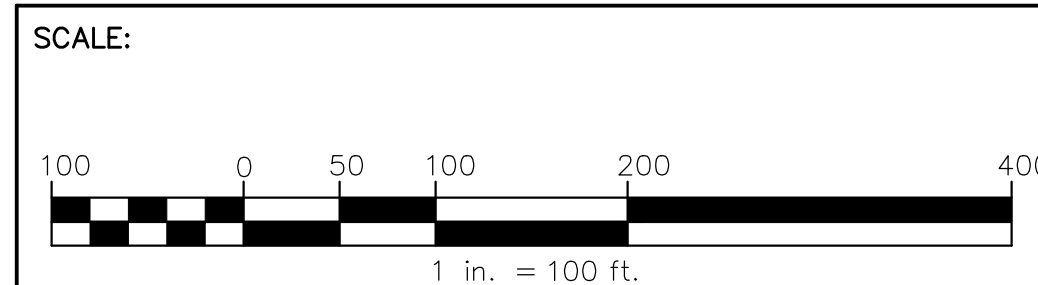
LOCUS MAP

**GENERAL NOTES:**

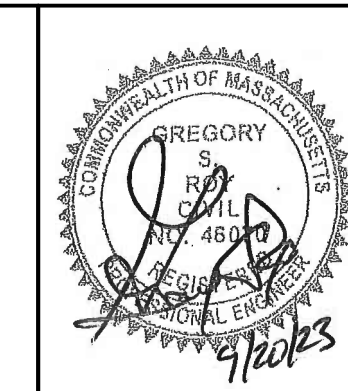
1. WETLAND LINES AND PORTION OF TOPOGRAPHY SHOWN ARE TAKEN FROM PLAN BY MERIDIAN ASSOCIATES, DATED 1/25/2021 ENTITLED "TO ACCOMPANY AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION 133 ESSEX STREET RECORD CONDITIONS PLAN OF LAND LOCATED IN HAMILTON, MASSACHUSETTS (ESSEX COUNTY) PREPARED FOR RESTORATION CAPITAL"
2. VERNAL POOL SHOWN WAS DELINEATED AND LOCATED BY WILLIAMS AND SPARAGES IN MAY 2012.
3. PORTION OF TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC CONDUCTED IN MAY 2021.
4. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (AVD88)
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THE SITE IS NOT LOCATED WITHIN NHESP ESTIMATED HABITATS OF RARE WILDLIFE OR NHESP PRIORITY HABITAT OF RARE SPECIES PER THE 15TH EDITION OF THE NATURAL HERITAGE ATLAS EFFECTIVE AUGUST 1, 2021.
7. THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A OR ZONE AE) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0427F, EFFECTIVE DATE: JULY 3, 2012.

PREPARED BY:  
**DILLIS & ROY**  
 CIVIL DESIGN GROUP  
 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisonroy.com

OWNER:  
 COUNTRY SQUIRE REALTY, INC.  
 103 RIVER ROAD  
 TOPSFIELD, MASSACHUSETTS  
 APPLICANT:  
 CHEBACCO HILL CAPITAL PARTNERS, LLC  
 P.O. BOX 1044  
 SUDBURY, MASSACHUSETTS



COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC 2023

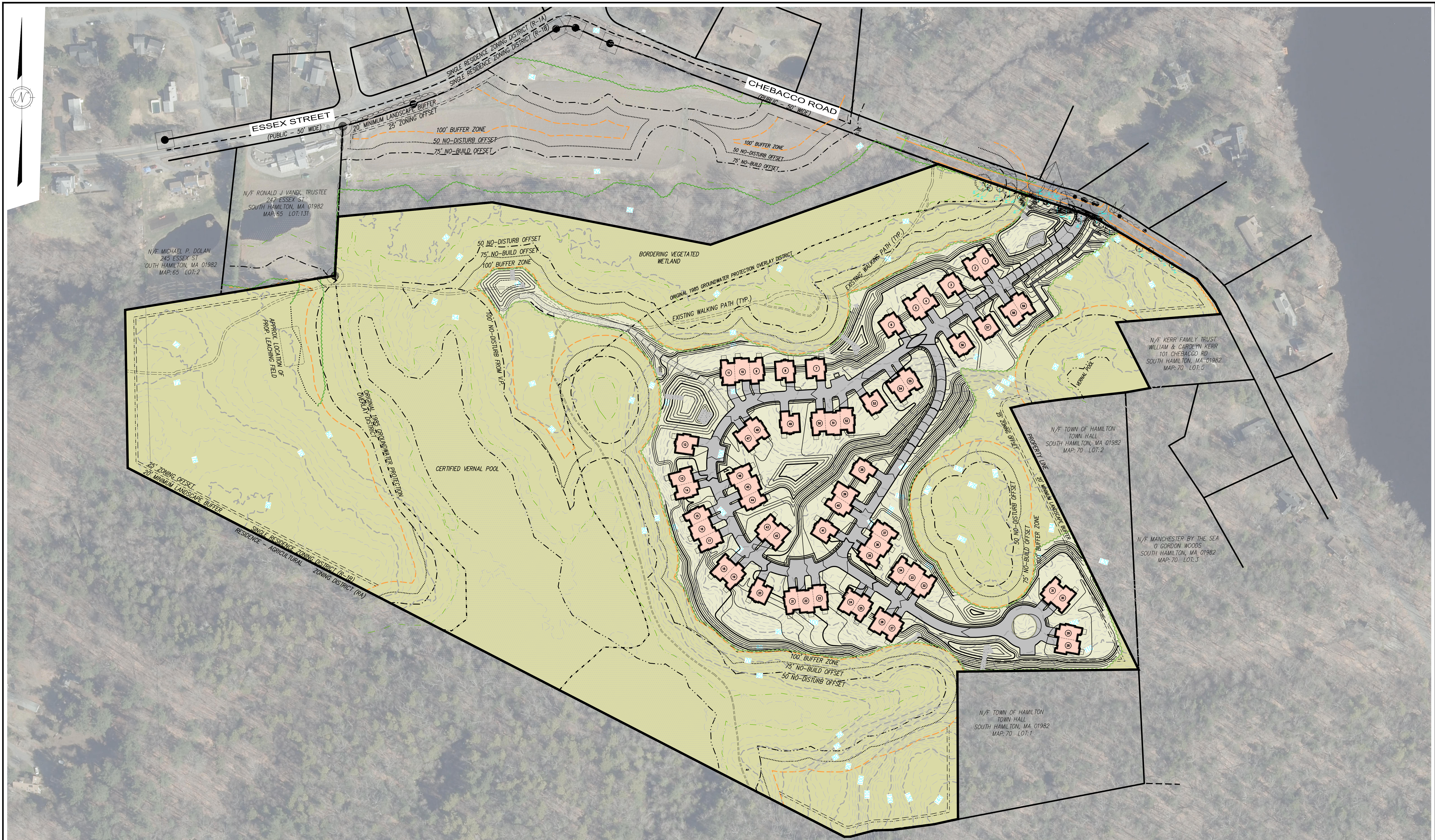


DATE: 9/20/23  
 DESIGN BY: RPV  
 DRAWN BY: RPV  
 CHECKED BY: GSR

**EXISTING CONDITIONS PLAN**  
 133 ESSEX STREET  
 HAMILTON, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 7465  
 DRAWING NO. 7465-SP  
 SHEET NO. **1** OF 3



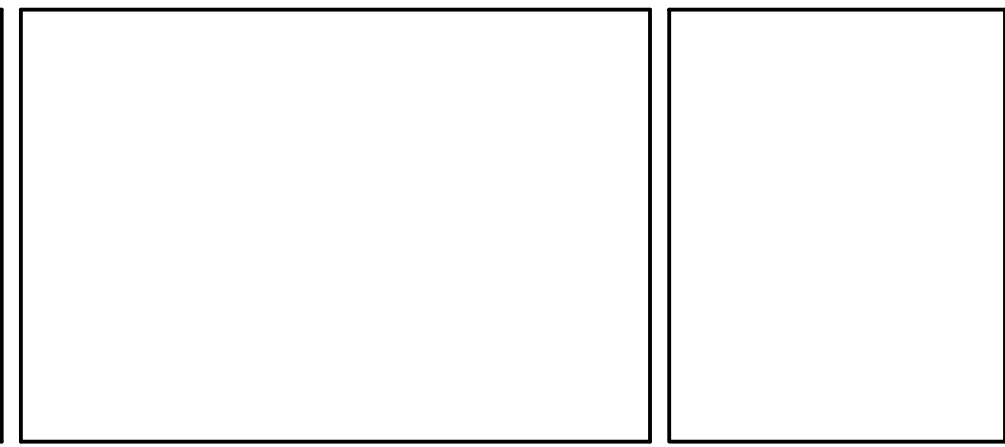
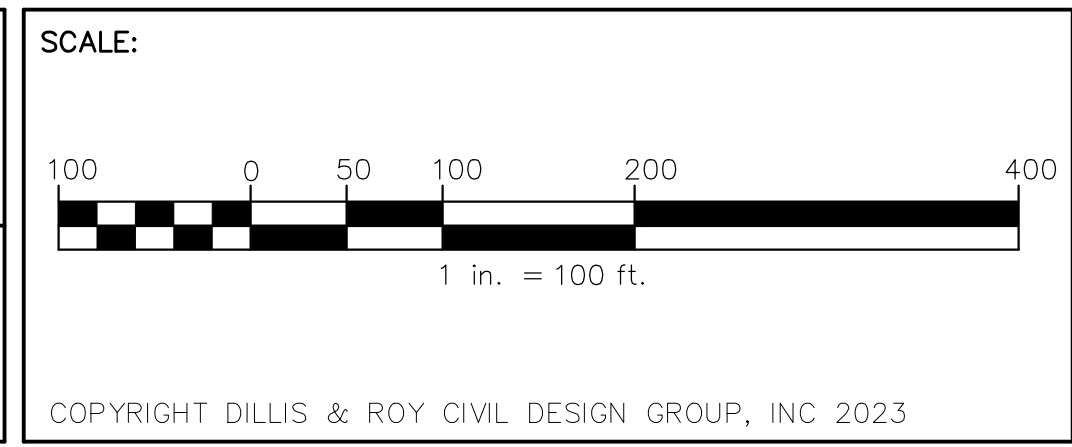
PREPARED BY:

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 PHOENIX, AZ 85004  
LUNENBURG, MA 01462 PHONE: (978) 779-6091  
www.dillisanroy.com

OWNER:  
COUNTRY SQUIRE REALTY, INC.  
103 RIVER ROAD  
TOPSFIELD, MASSACHUSETTS

APPLICANT:  
CHEBACCO HILL CAPITAL PARTNERS, LLC  
P.O. BOX 1044  
SUDBURY, MASSACHUSETTS



DATE: 9/20/23

DESIGN BY: RPV

DRAWN BY: RPV

CHECKED BY: GSR

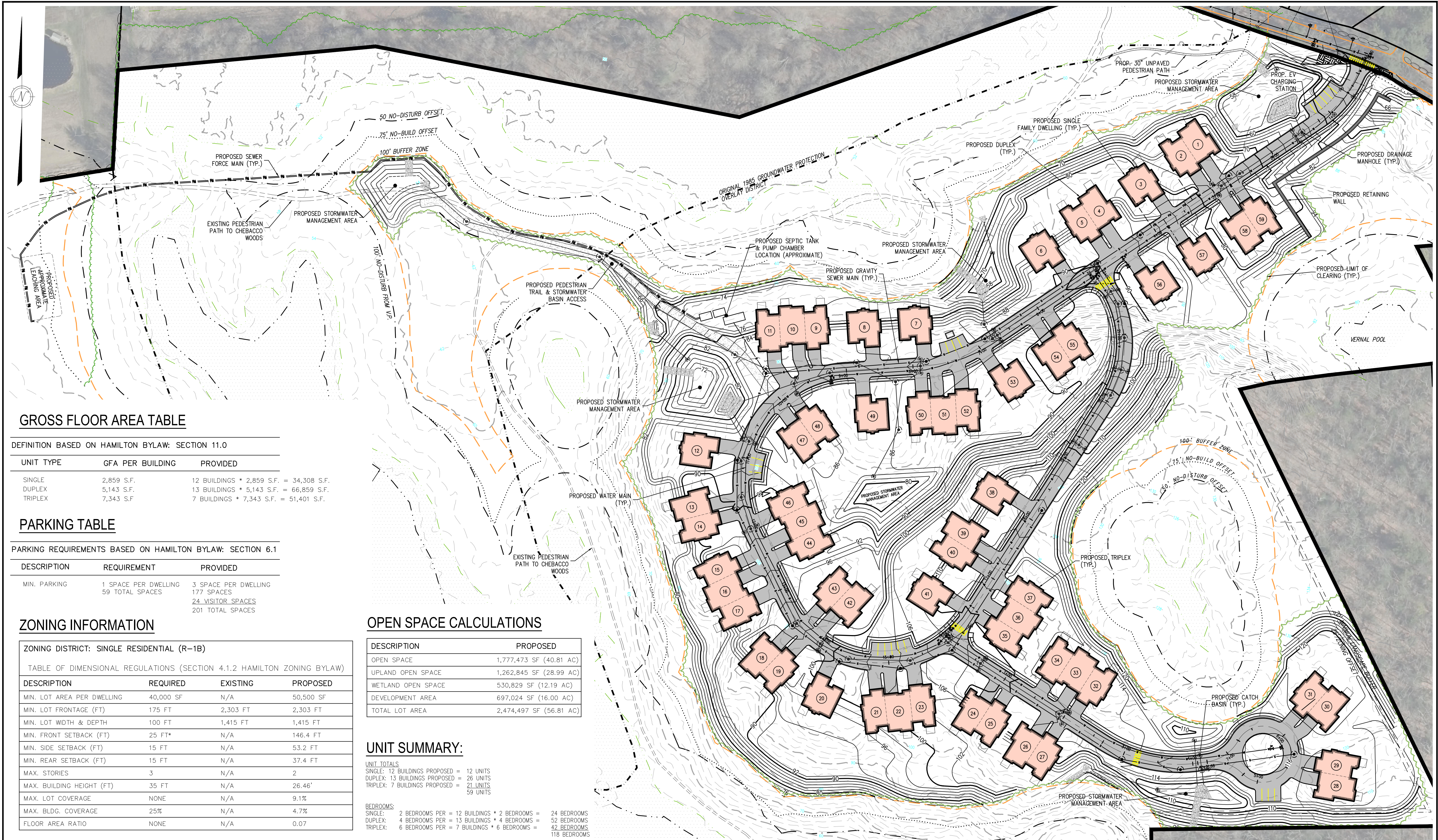
**OVERALL SITE PLAN**  
133 ESSEX STREET  
HAMILTON, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 7465

DRAWING NO. 7465-SP

SHEET NO. **2** OF 3



**GROSS FLOOR AREA TABLE**

DEFINITION BASED ON HAMILTON BYLAW: SECTION 11.0

UNIT TYPE	GFA PER BUILDING	PROVIDED
SINGLE	2,859 S.F.	12 BUILDINGS * 2,859 S.F. = 34,308 S.F.
DUPLEX	5,143 S.F.	13 BUILDINGS * 5,143 S.F. = 66,859 S.F.
TRIPLEX	7,343 S.F.	7 BUILDINGS * 7,343 S.F. = 51,401 S.F.

**PARKING TABLE**

PARKING REQUIREMENTS BASED ON HAMILTON BYLAW: SECTION 6.1

DESCRIPTION	REQUIREMENT	PROVIDED
MIN. PARKING	1 SPACE PER DWELLING 59 TOTAL SPACES	3 SPACE PER DWELLING 177 SPACES 24 VISITOR SPACES 201 TOTAL SPACES

**ZONING INFORMATION**

ZONING DISTRICT: SINGLE RESIDENTIAL (R-1B)

TABLE OF DIMENSIONAL REGULATIONS (SECTION 4.1.2 HAMILTON ZONING BYLAW)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA PER DWELLING	40,000 SF	N/A	50,500 SF
MIN. LOT FRONTAGE (FT)	175 FT	2,303 FT	2,303 FT
MIN. LOT WIDTH & DEPTH	100 FT	1,415 FT	1,415 FT
MIN. FRONT SETBACK (FT)	25 FT*	N/A	146.4 FT
MIN. SIDE SETBACK (FT)	15 FT	N/A	53.2 FT
MIN. REAR SETBACK (FT)	15 FT	N/A	37.4 FT
MAX. STORIES	3	N/A	2
MAX. BUILDING HEIGHT (FT)	35 FT	N/A	26.46'
MAX. LOT COVERAGE	NONE	N/A	9.1%
MAX. BLDG. COVERAGE	25%	N/A	4.7%
FLOOR AREA RATIO	NONE	N/A	0.07

**OPEN SPACE CALCULATIONS**

DESCRIPTION	PROPOSED
OPEN SPACE	1,777,473 SF (40.81 AC)
UPLAND OPEN SPACE	1,262,845 SF (28.99 AC)
WETLAND OPEN SPACE	530,829 SF (12.19 AC)
DEVELOPMENT AREA	697,024 SF (16.00 AC)
TOTAL LOT AREA	2,474,497 SF (56.81 AC)

**UNIT SUMMARY:**

UNIT TOTALS

SINGLE: 12 BUILDINGS PROPOSED = 12 UNITS  
 DUPLEX: 13 BUILDINGS PROPOSED = 26 UNITS  
 TRIPLEX: 7 BUILDINGS PROPOSED = 21 UNITS  
 59 UNITS

BEDROOMS:

SINGLE: 2 BEDROOMS PER = 12 BUILDINGS \* 2 BEDROOMS = 24 BEDROOMS  
 DUPLEX: 4 BEDROOMS PER = 13 BUILDINGS \* 4 BEDROOMS = 52 BEDROOMS  
 TRIPLEX: 6 BEDROOMS PER = 7 BUILDINGS \* 6 BEDROOMS = 42 BEDROOMS  
 118 BEDROOMS

PREPARED BY:

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462  
 PHONE: (978) 779-6091  
 www.dillisanroy.com

OWNER:

COUNTRY SQUIRE REALTY, INC.  
 103 RIVER ROAD  
 TOPSFIELD, MASSACHUSETTS

APPLICANT:

CHEBACCO HILL CAPITAL PARTNERS, LLC  
 P.O. BOX 1044  
 SUDBURY, MASSACHUSETTS

SCALE:

COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC 2023

DATE: 9/20/23

DESIGN BY: RPV

DRAWN BY: RPV

CHECKED BY: GSR

**SITE PLAN**  
 133 ESSEX STREET  
 HAMILTON, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 7465

DRAWING NO. 7465-SP

SHEET NO. **3** OF 3