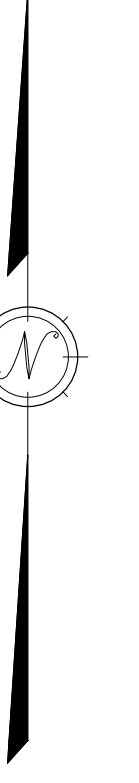


VILLAGE AT CHEBACCO HILL

CHAPTER 40B SITE PLAN

133 ESSEX STREET

TITLE SHEET



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

AFFORDABLE UNITS:
 TOTAL NUMBER OF AFFORDABLE UNITS = 15
 AFFORDABLE UNIT NUMBERS: 1 11 16 20 23 27 30 32 36 38 43 44 47 55 56

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 22 VISITOR SPACES 199 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 | 776.8 FT | 776.8 FT |
| MIN. LOT WIDTH & DEPTH | 100 FT | 1,522 FT | 1,522 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 | 9.2% |
| 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) |



LOCUS MAP
 SCALE: 1" = 1,000'

SHEET INDEX

| SHEET NUMBER | SHEET TITLE | REV. 0 |
|--------------|---|-----------|
| C1.0 | TITLE SHEET | 3/04/2024 |
| - | PLAN OF LAND IN HAMILTON, MA - ANR PLAN | 9/29/2021 |
| C1.1 | PRELIMINARY KEY SHEET | 3/04/2024 |
| C2.0 | EXISTING CONDITIONS PLAN 1 | 3/04/2024 |
| C2.1 | EXISTING CONDITIONS PLAN 2 | 3/04/2024 |
| C2.2 | EXISTING CONDITIONS PLAN 3 | 3/04/2024 |
| C3.0 | PRELIMINARY LAYOUT & MATERIALS PLAN 1 | 3/04/2024 |
| C3.1 | PRELIMINARY LAYOUT & MATERIALS PLAN 2 | 3/04/2024 |
| C3.2 | PRELIMINARY LAYOUT & MATERIALS PLAN 3 | 3/04/2024 |
| C4.0 | PRELIMINARY UTILITY PLAN 1 | 3/04/2024 |
| C4.1 | PRELIMINARY UTILITY PLAN 2 | 3/04/2024 |
| C4.2 | PRELIMINARY UTILITY PLAN 3 | 3/04/2024 |
| C5.0 | PRELIMINARY GRADING & DRAINAGE PLAN 1 | 3/04/2024 |
| C5.1 | PRELIMINARY GRADING & DRAINAGE PLAN 2 | 3/04/2024 |
| C5.2 | PRELIMINARY GRADING & DRAINAGE PLAN 3 | 3/04/2024 |
| A240517 | SITE PHOTOMETRIC PLAN | 3/14/2024 |

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

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

SCALE:

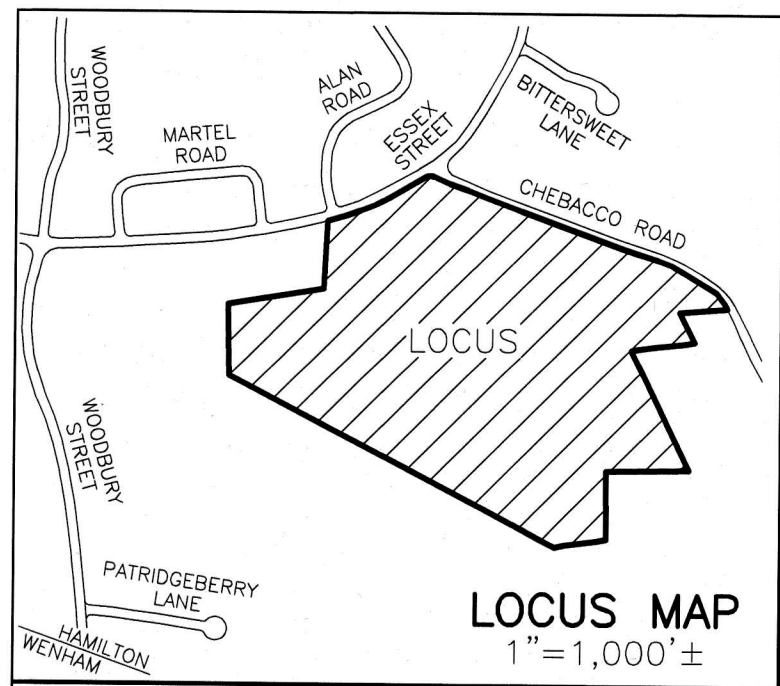
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DATE: 3/04/24
 DESIGN BY: RPV
 DRAWN BY: RPV
 CHECKED BY: GSR

TITLE SHEET
 VILLAGE AT CHEBACCO HILL
 133 ESSEX STREET
 HAMILTON, MASSACHUSETTS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

JOB NO. 7465
 DRAWING NO. 7465-TITLE
 SHEET NO. **C1.0**



OWNER:
 COUNTRY SQUIRE REALTY INC.
 ADDRESS: 103 RIVER ROAD, TOPSFIELD, MA 01983
 DEED REFERENCE: BOOK 4540 PAGE 467
 ASSESSORS PARCEL NUMBER: 65-0001

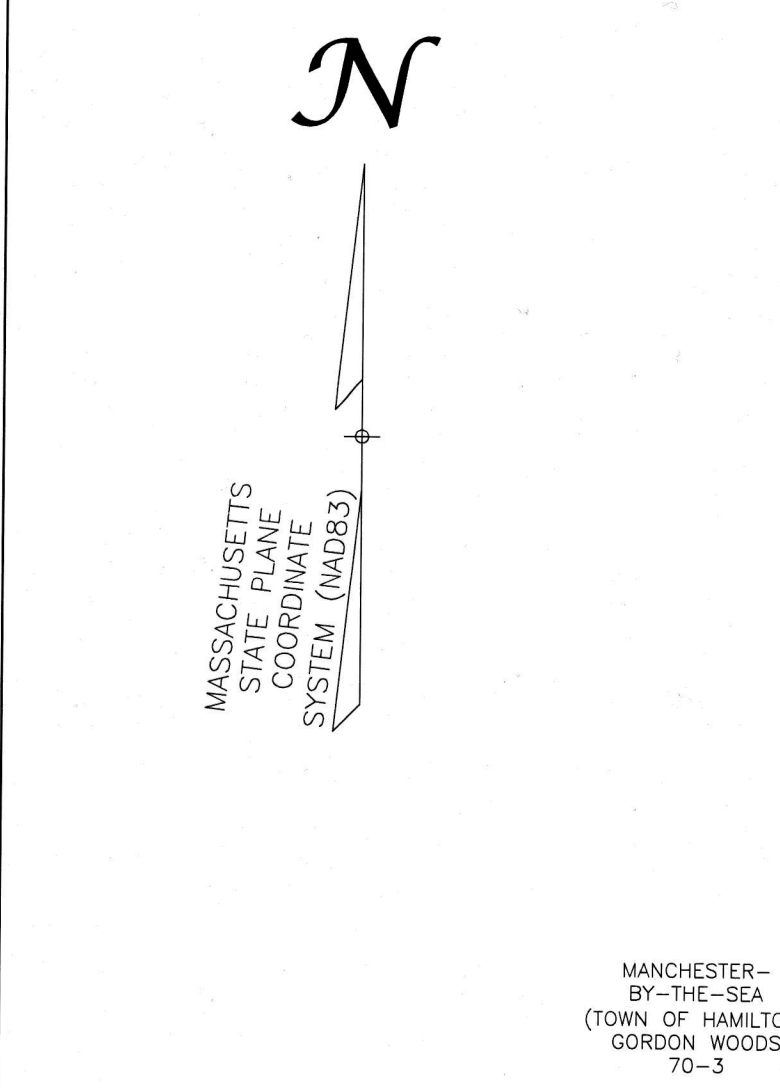
APPLICANT:
 CHEBACCO HILL CAPITAL PARTNERS, LLC
 PO BOX 1044
 SUDBURY, MA 01776

PLAN OF LAND IN HAMILTON, MA

SCALE: 1" = 100' DATE: SEPTEMBER 29, 2021

W & SPARAGES
 ENGINEERS | PLANNERS | SURVEYORS
 SUITE 101
 MIDDLETON, MA 01949
 PHONE: (978) 539-8088
 FAX: (978) 539-8200
 WSENGINEERS.COM

JOHN J. O'ROURKE III
 No. 49904
 (9-30-2021)

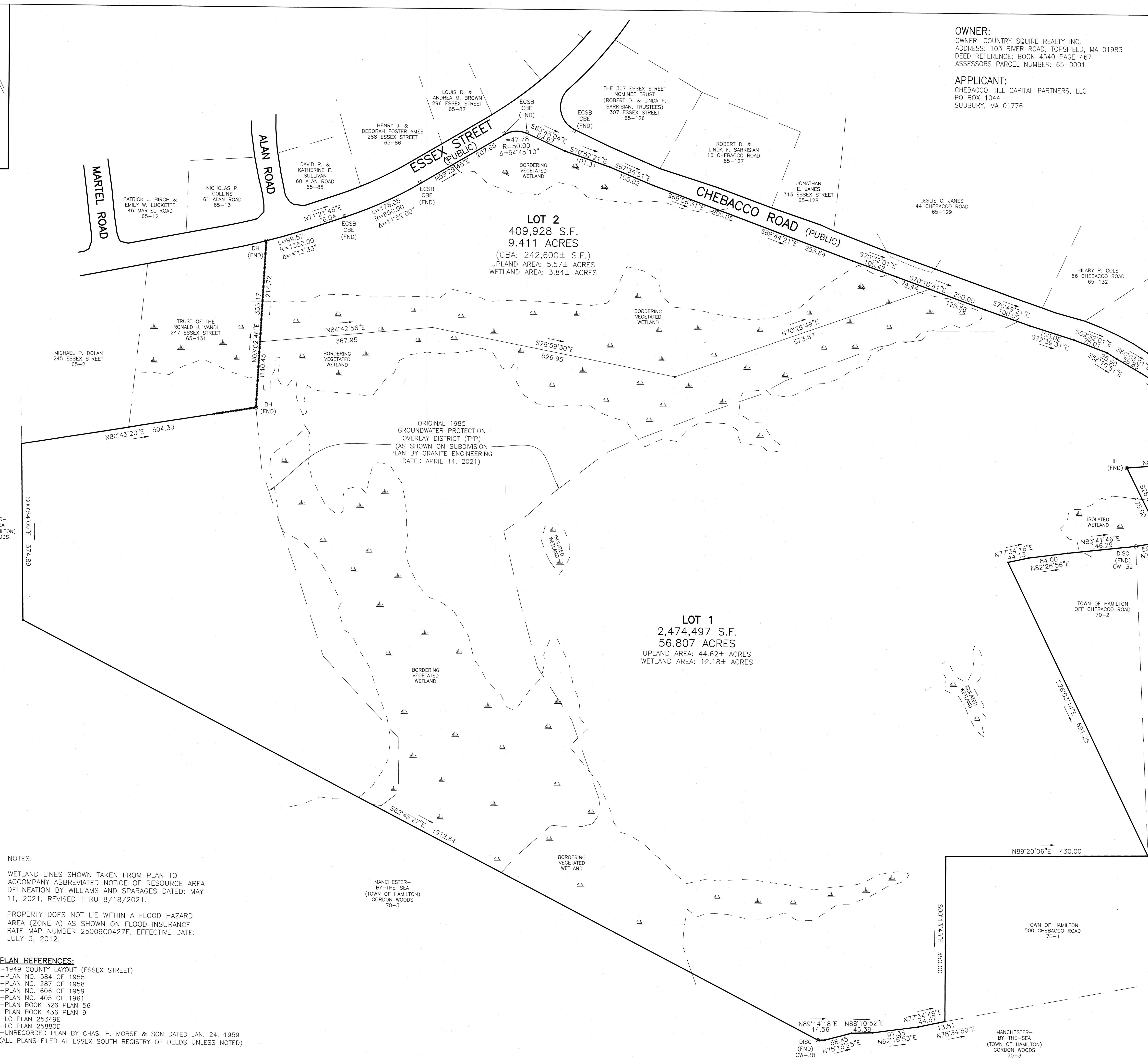


MANCHESTER-BY-THE-SEA (TOWN OF HAMILTON) GORDON WOODS 70-3

LEGEND OF ABBREVIATIONS
 DH - DRILL HOLE
 ECSB - ESSEX COUNTY STONE BOUND
 CBE - CENTER BACK EDGE
 IP - IRON PIPE
 (FND) - FOUND

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

John J. O'Rourke III P.L.S.
 WILLIAMS & SPARAGES LLC



NOTES:
 WETLAND LINES SHOWN TAKEN FROM PLAN TO ACCOMPANY ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION BY WILLIAMS AND SPARAGES DATED: MAY 11, 2021, REVISED THRU 8/18/2021.

PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0427F, EFFECTIVE DATE: JULY 3, 2012.

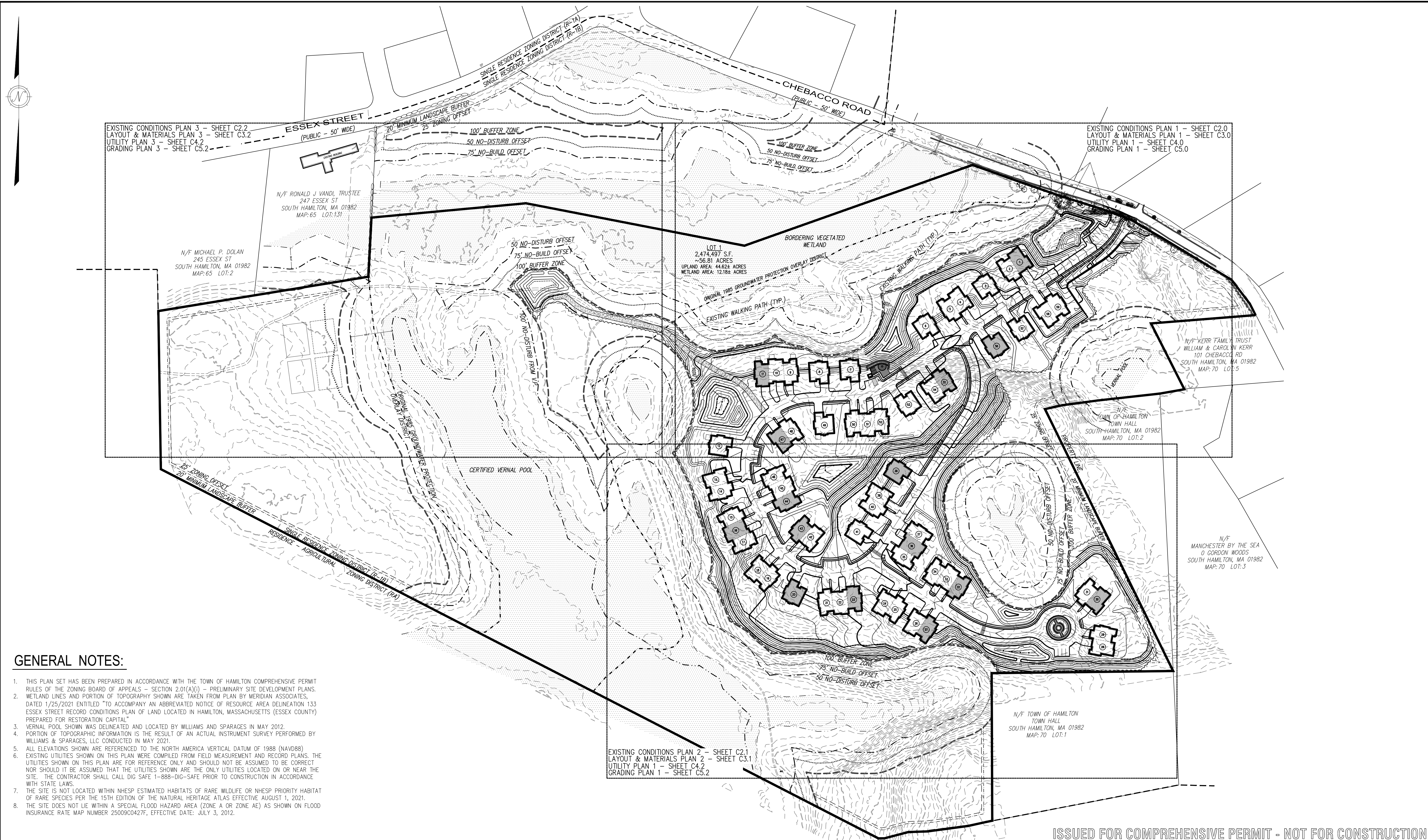
PLAN REFERENCES:
 -1949 COUNTY LAYOUT (ESSEX STREET)
 -PLAN NO. 584 OF 1955
 -PLAN NO. 287 OF 1958
 -PLAN NO. 606 OF 1959
 -PLAN NO. 405 OF 1961
 -PLAN BOOK 326 PLAN 56
 -PLAN BOOK 436 PLAN 9
 -LC PLAN 25349E
 -LC PLAN 25880D
 -UNRECORDED PLAN BY CHAS. H. MORSE & SON DATED JAN. 24, 1959
 (ALL PLANS FILED AT ESSEX SOUTH REGISTRY OF DEEDS UNLESS NOTED)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 HAMILTON PLANNING BOARD

Richard A. Kraft
 DATE: **OCT. 5, 2021**

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41, SEC. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

ZONE: R-1B
 MINIMUM LOT AREA: 40,000 S.F. (80,000 S.F. IF IN GROUNDWATER PROTECTION OVERLAY DISTRICT)
 MINIMUM CONTIGUOUS BUILDING AREA (CBA): 20,000 S.F. (80,000 S.F. IF IN GROUNDWATER PROTECTION OVERLAY DISTRICT)
 MINIMUM LOT FRONTAGE: 175'
 MINIMUM LOT WIDTH AND DEPTH: 100' AT BUILDING
 MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM NUMBER OF STORIES: 3
 MINIMUM FRONT YARD: 25' (OR 50' FROM CENTERLINE)
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 15'
 MAXIMUM BUILDING COVERAGE OF LOT: 25%
 PROPERTY PARTIALLY LIES IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT



EXISTING CONDITIONS PLAN 3 - SHEET C2.2
 LAYOUT & MATERIALS PLAN 3 - SHEET C3.2
 UTILITY PLAN 3 - SHEET C4.2
 GRADING PLAN 3 - SHEET C5.2

EXISTING CONDITIONS PLAN 1 - SHEET C2.0
 LAYOUT & MATERIALS PLAN 1 - SHEET C3.0
 UTILITY PLAN 1 - SHEET C4.0
 GRADING PLAN 1 - SHEET C5.0

EXISTING CONDITIONS PLAN 2 - SHEET C2.1
 LAYOUT & MATERIALS PLAN 2 - SHEET C3.1
 UTILITY PLAN 1 - SHEET C4.2
 GRADING PLAN 1 - SHEET C5.2

GENERAL NOTES:

1. THIS PLAN SET HAS BEEN PREPARED IN ACCORDANCE WITH THE TOWN OF HAMILTON COMPREHENSIVE PERMIT RULES OF THE ZONING BOARD OF APPEALS - SECTION 2.01(A)(1) - PRELIMINARY SITE DEVELOPMENT PLANS.
2. 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"
3. VERNAL POOL SHOWN WAS DELINEATED AND LOCATED BY WILLIAMS AND SPARAGES IN MAY 2012.
4. PORTION OF TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC CONDUCTED IN MAY 2021.
5. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)
6. 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.
7. 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.
8. 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.

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

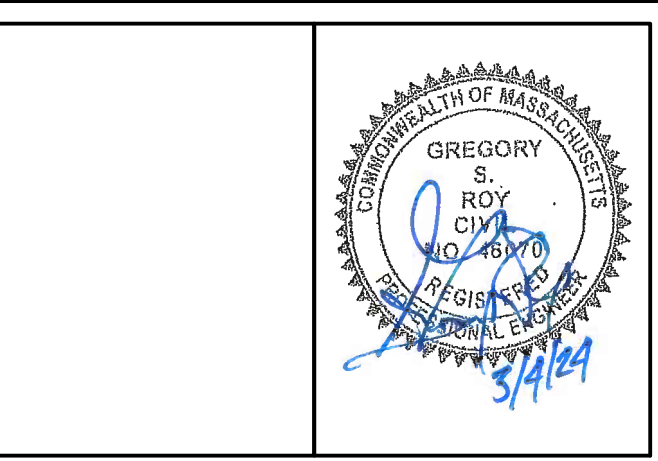
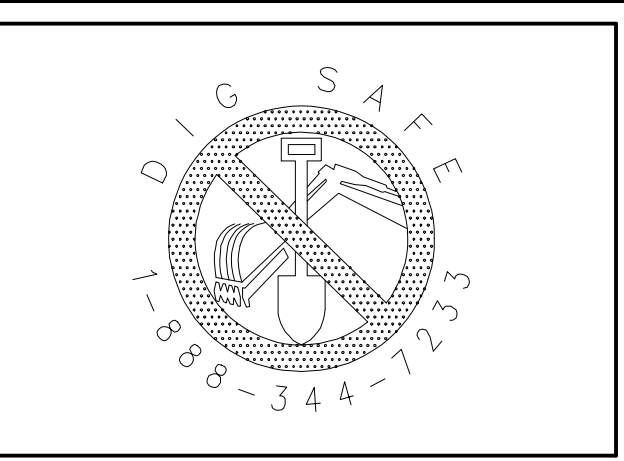
 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
 PHONE: (978) 779-6091
 www.dillisanroy.com

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

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

SCALE:

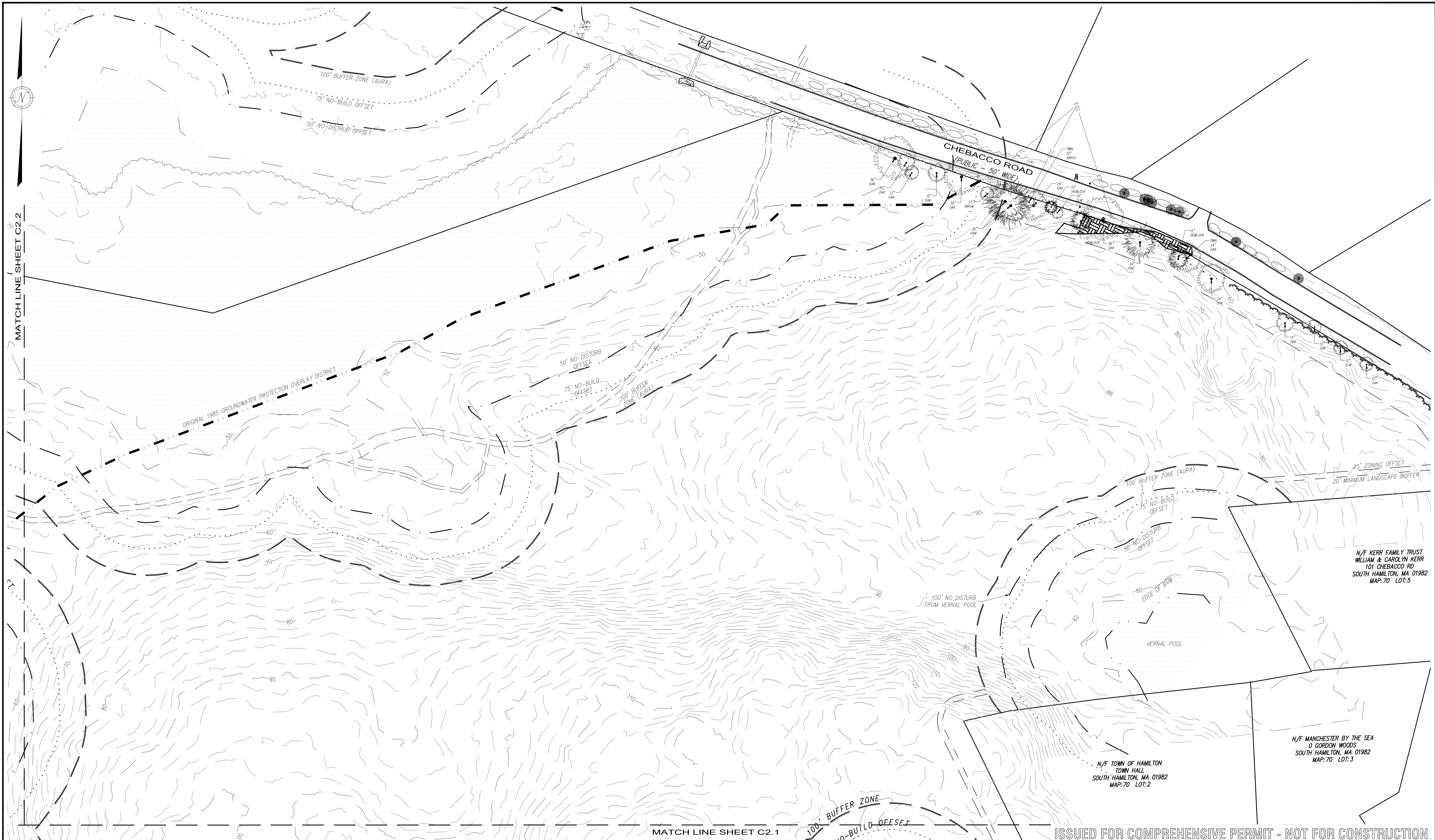
 1 in. = 100 ft.
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| | |
|-------------|---------|
| DATE: | 3/04/24 |
| DESIGN BY: | RPV |
| DRAWN BY: | RPV |
| CHECKED BY: | GSR |

| PRELIMINARY KEY SHEET VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|--|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
 DRAWING NO. 7465-KEY
 SHEET NO. **C1.1**



MATCH LINE SHEET C2.2

MATCH LINE SHEET C2.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

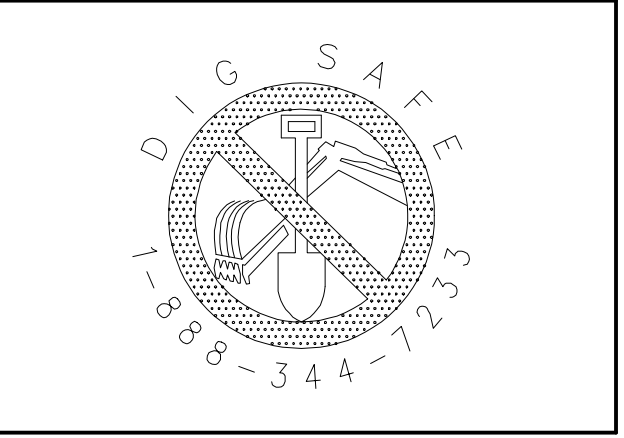
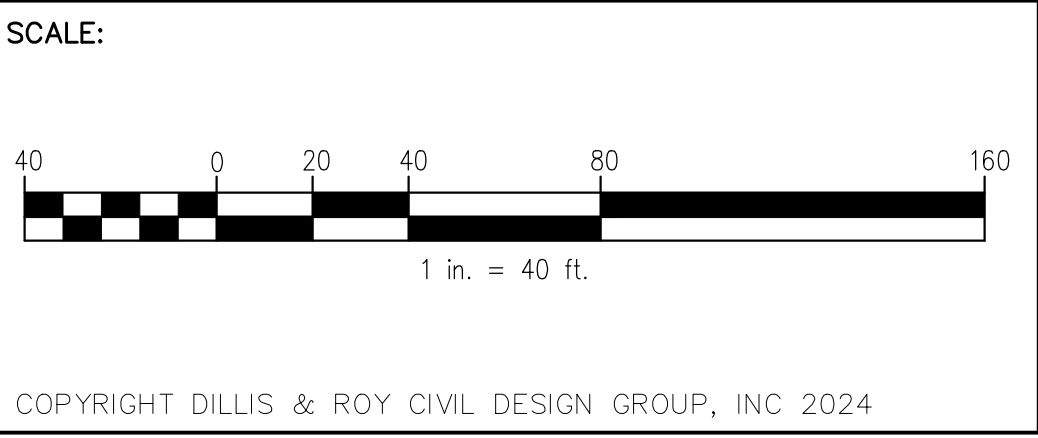
PREPARED BY:

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CIVIL DESIGN GROUP

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www.dillisandroy.com

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

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



| | |
|-------------|---------|
| DATE: | 3/04/24 |
| DESIGN BY: | RPV |
| DRAWN BY: | RPV |
| CHECKED BY: | GSR |

| | | | |
|---|------|-------------|----|
| EXISTING CONDITIONS PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-EXIST
SHEET NO. **C2.0**

N/F KERR FAMILY TRUST
WILLIAM & CAROLYN KERR
101 CHEBACCO RD
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 5

N/F MANCHESTER BY THE SEA
0 GORDON WOODS
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 3

N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 2



N/F TOWN OF HAMILTON
 TOWN HALL
 SOUTH HAMILTON, MA 01982
 MAP: 70 LOT: 1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

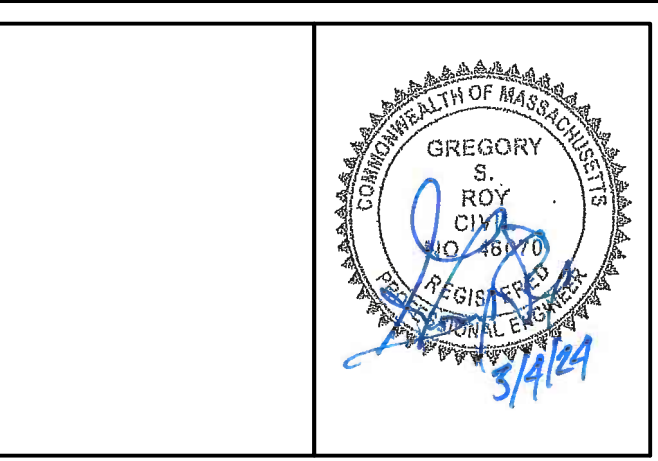
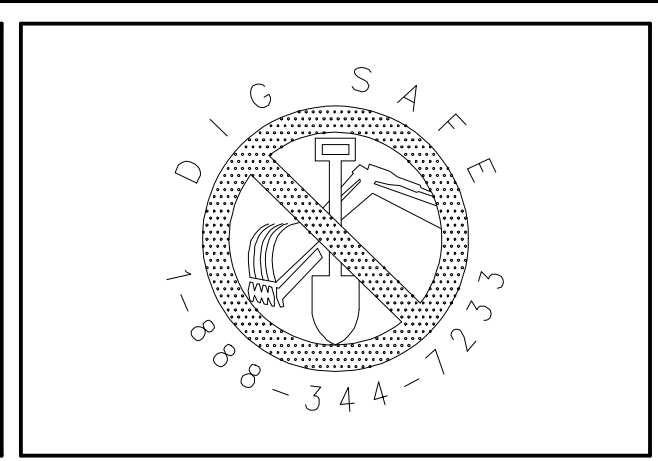
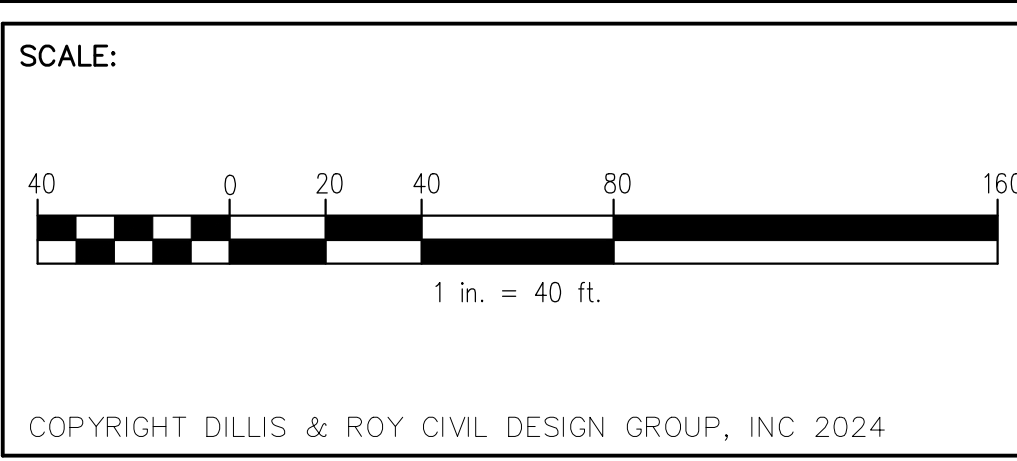
PREPARED BY:

DILLIS & ROY
 CIVIL DESIGN GROUP

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 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
 PHONE: (978) 779-6091
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OWNER:
 COUNTRY SQUIRE REALTY, INC.
 103 RIVER ROAD
 TOPSFIELD, MASSACHUSETTS

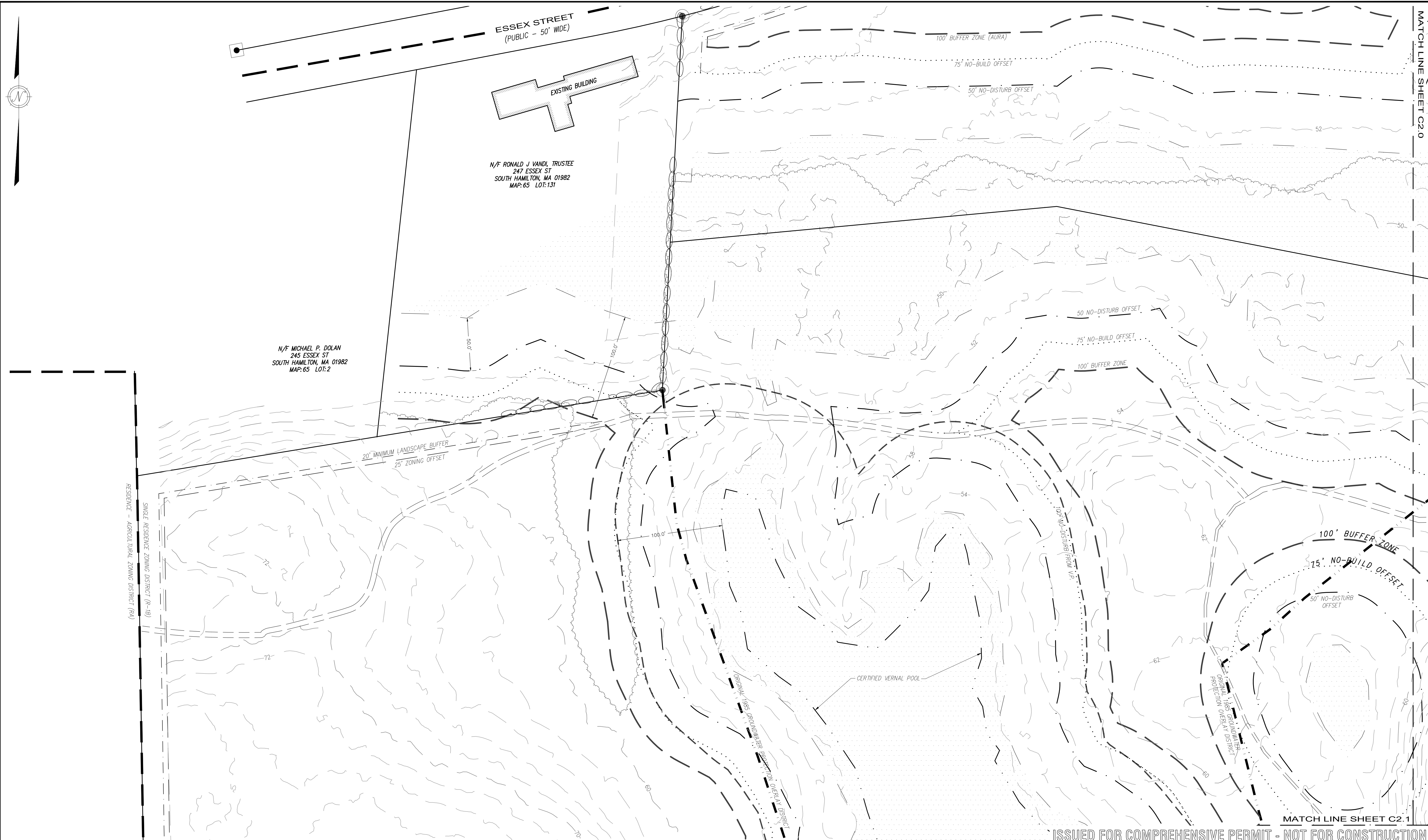
APPLICANT:
 CHEBACCO HILL CAPITAL PARTNERS, LLC
 P.O. BOX 1044
 SUDBURY, MASSACHUSETTS



DATE: 3/04/24
 DESIGN BY: RPV
 DRAWN BY: RPV
 CHECKED BY: GSR

| EXISTING CONDITIONS PLAN | | | |
|--------------------------|------|-------------|----|
| VILLAGE AT CHEBACCO HILL | | | |
| 133 ESSEX STREET | | | |
| HAMILTON, MASSACHUSETTS | | | |
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
 DRAWING NO. 7465-EXIST
 SHEET NO. **C2.1**



PREPARED BY:

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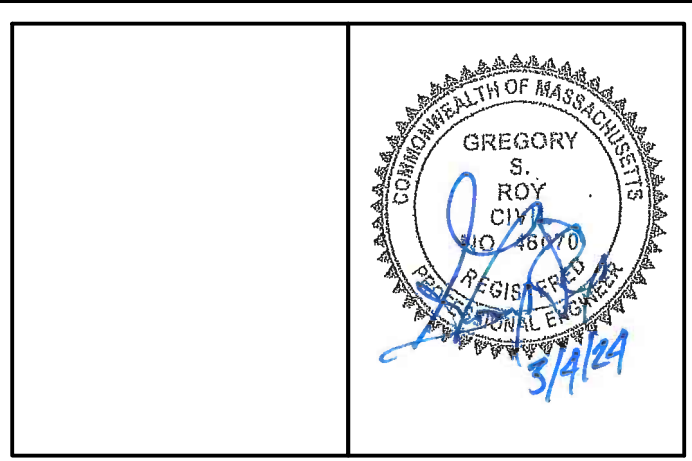
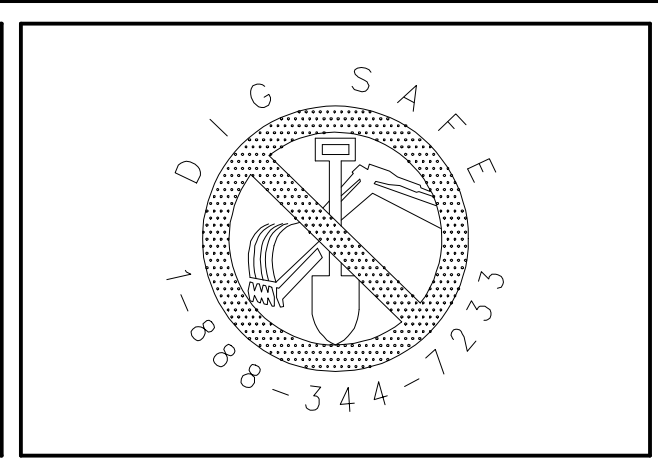
OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

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

SCALE:

1 in. = 40 ft.

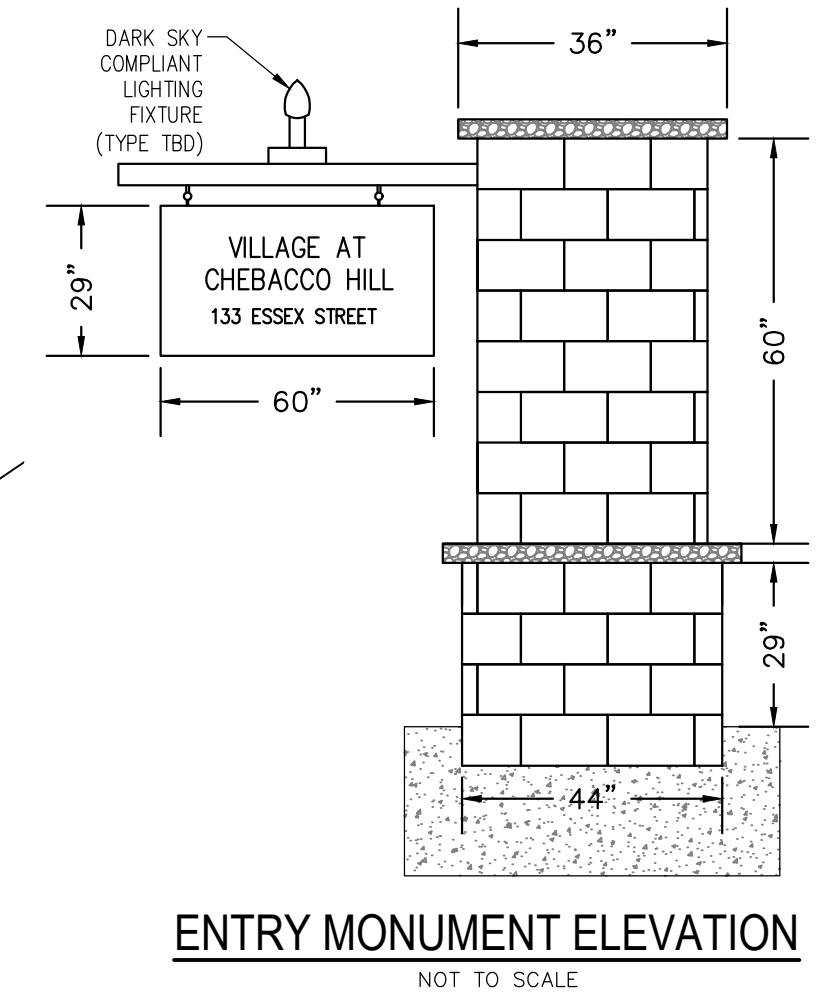
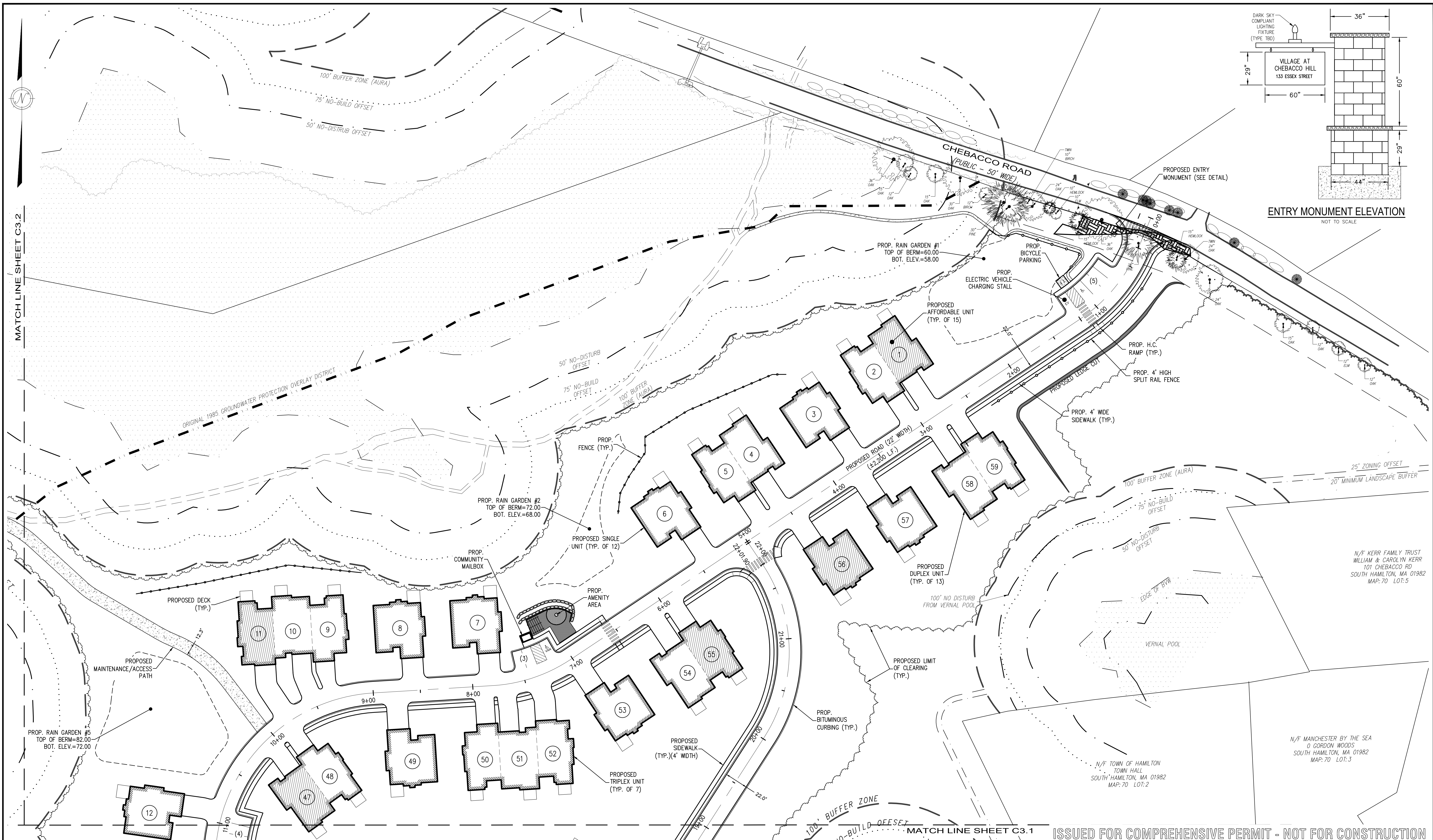
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| | |
|-------------|---------|
| DATE: | 3/04/24 |
| DESIGN BY: | RPV |
| DRAWN BY: | RPV |
| CHECKED BY: | GSR |

| EXISTING CONDITIONS PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-EXIST
SHEET NO. **C2.2**



MATCH LINE SHEET C3.2

MATCH LINE SHEET C3.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

DILLIS & ROY
CIVIL DESIGN GROUP

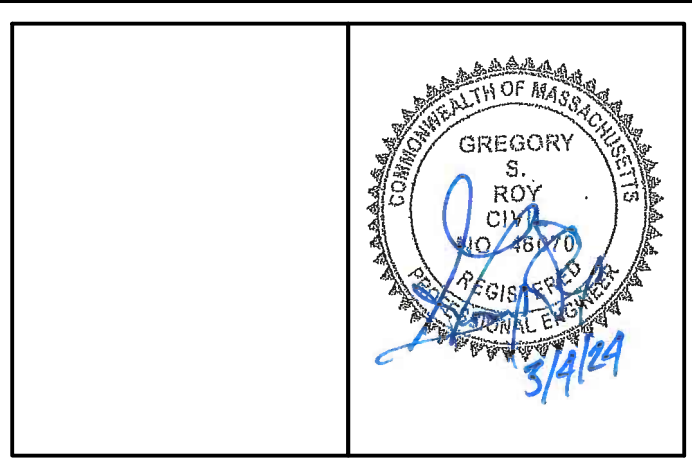
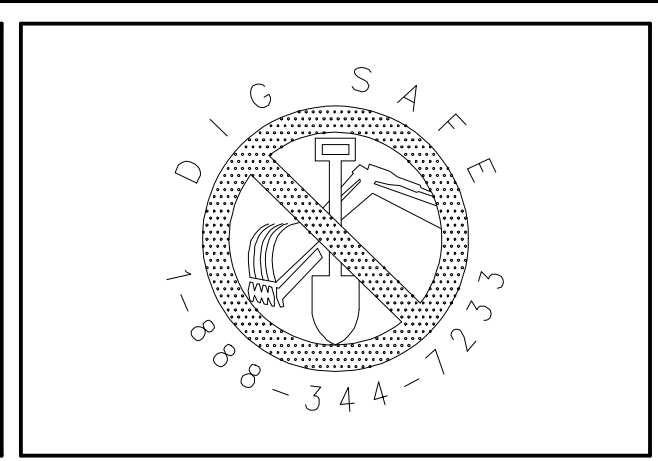
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisanndroy.com

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

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

SCALE: 1 in. = 40 ft.

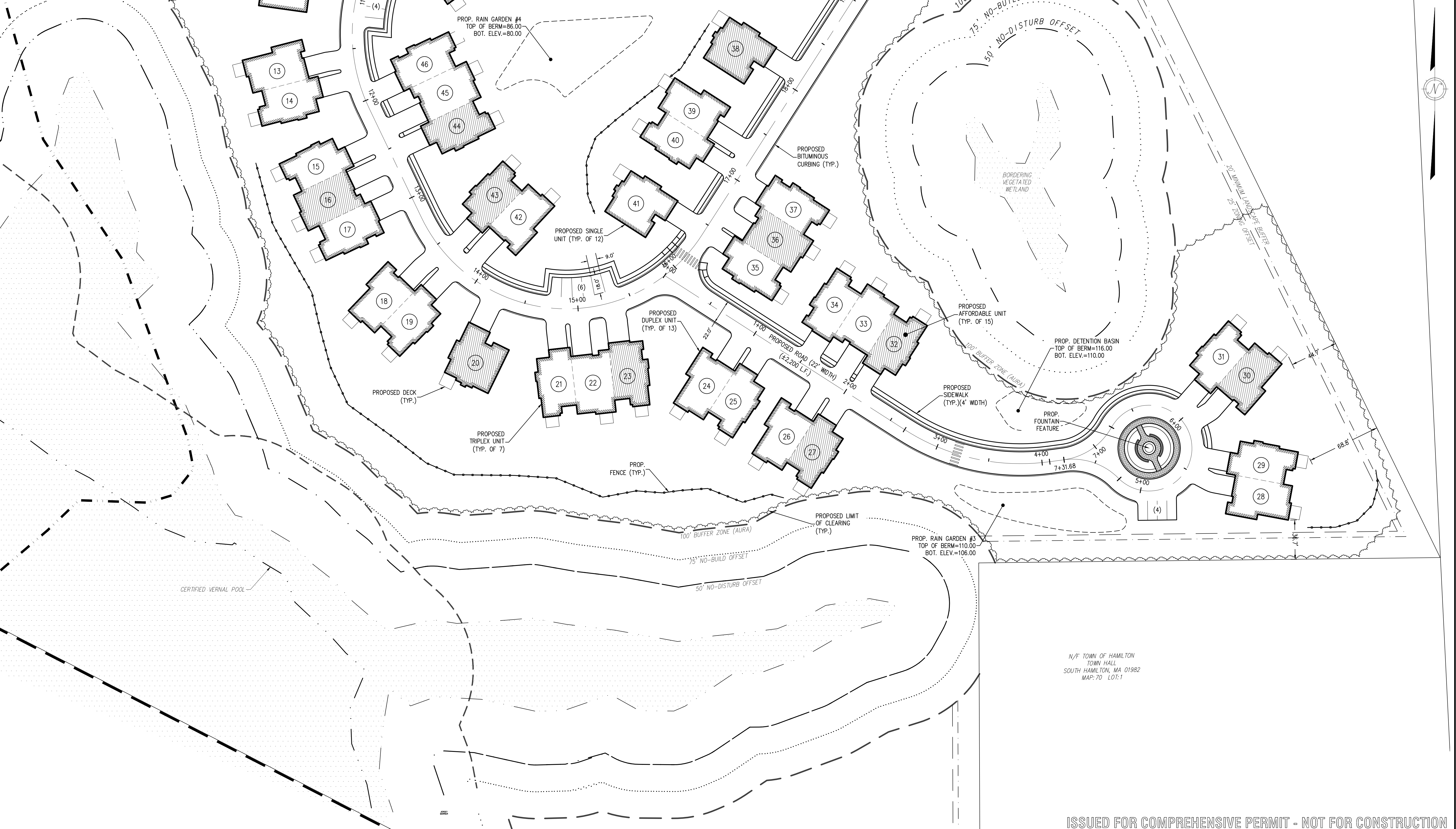
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| | |
|-------------|---------|
| DATE: | 3/04/24 |
| DESIGN BY: | RPV |
| DRAWN BY: | RPV |
| CHECKED BY: | GSR |

| PRELIMINARY LAYOUT & MATERIAL PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-LAYOUT
SHEET NO. **C3.0**



N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

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.dillisanroy.com

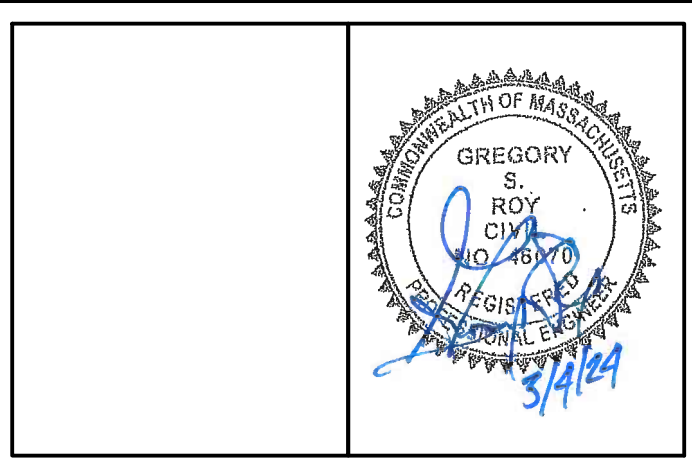
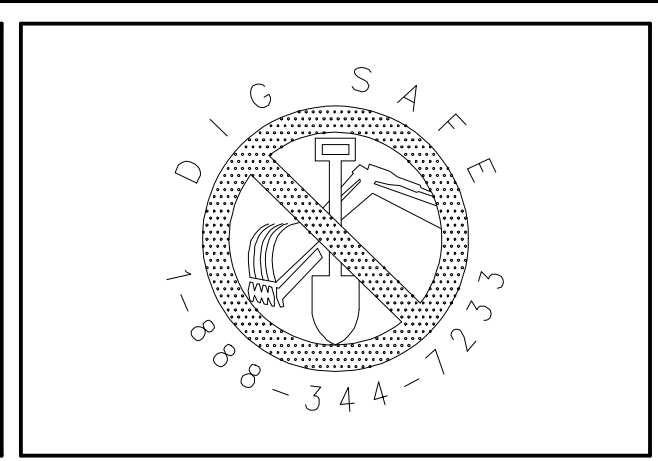
OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

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

SCALE:

1 in. = 40 ft.

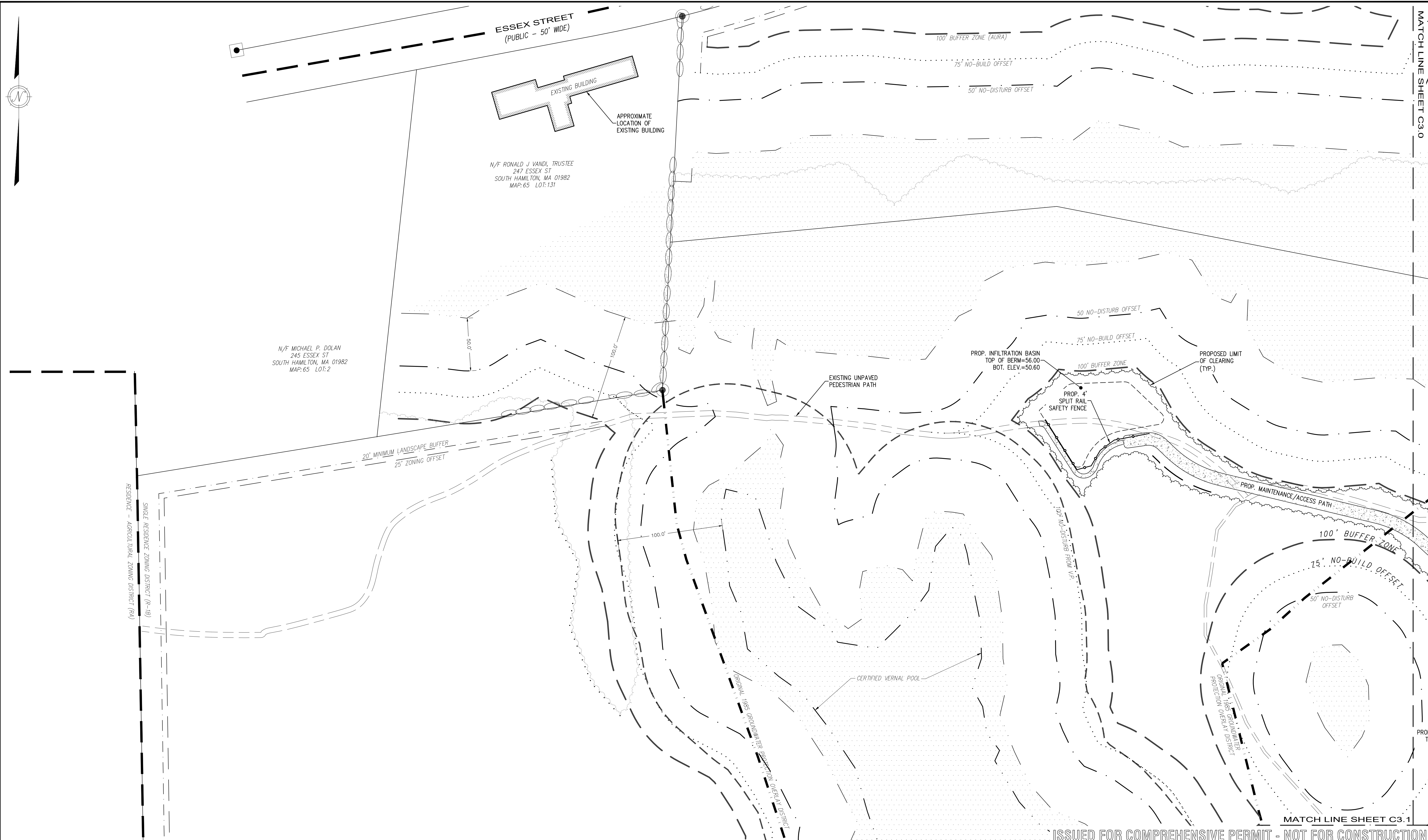
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DATE: 3/04/24
DESIGN BY: RPV
DRAWN BY: RPV
CHECKED BY: GSR

| PRELIMINARY LAYOUT & MATERIAL PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-LAYOUT
SHEET NO. **C3.1**



ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

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.dillisanandroy.com

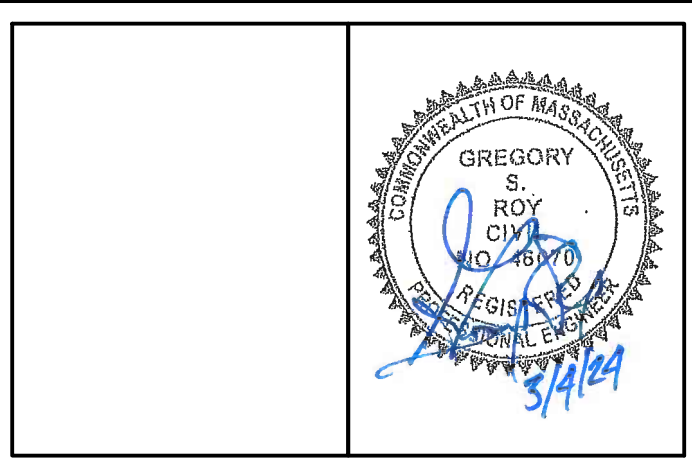
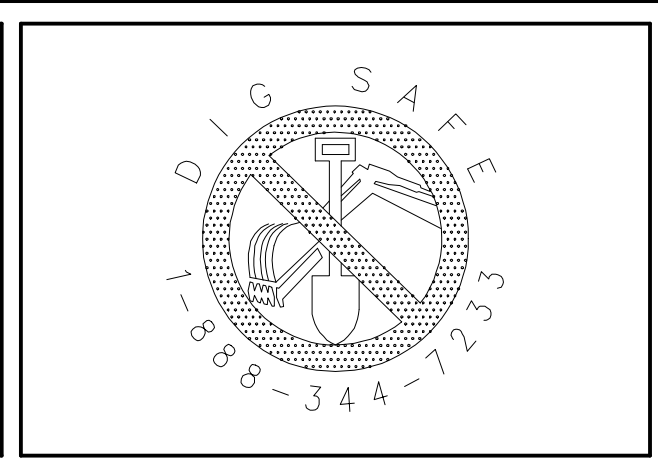
OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

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

SCALE:

1 in. = 40 ft.

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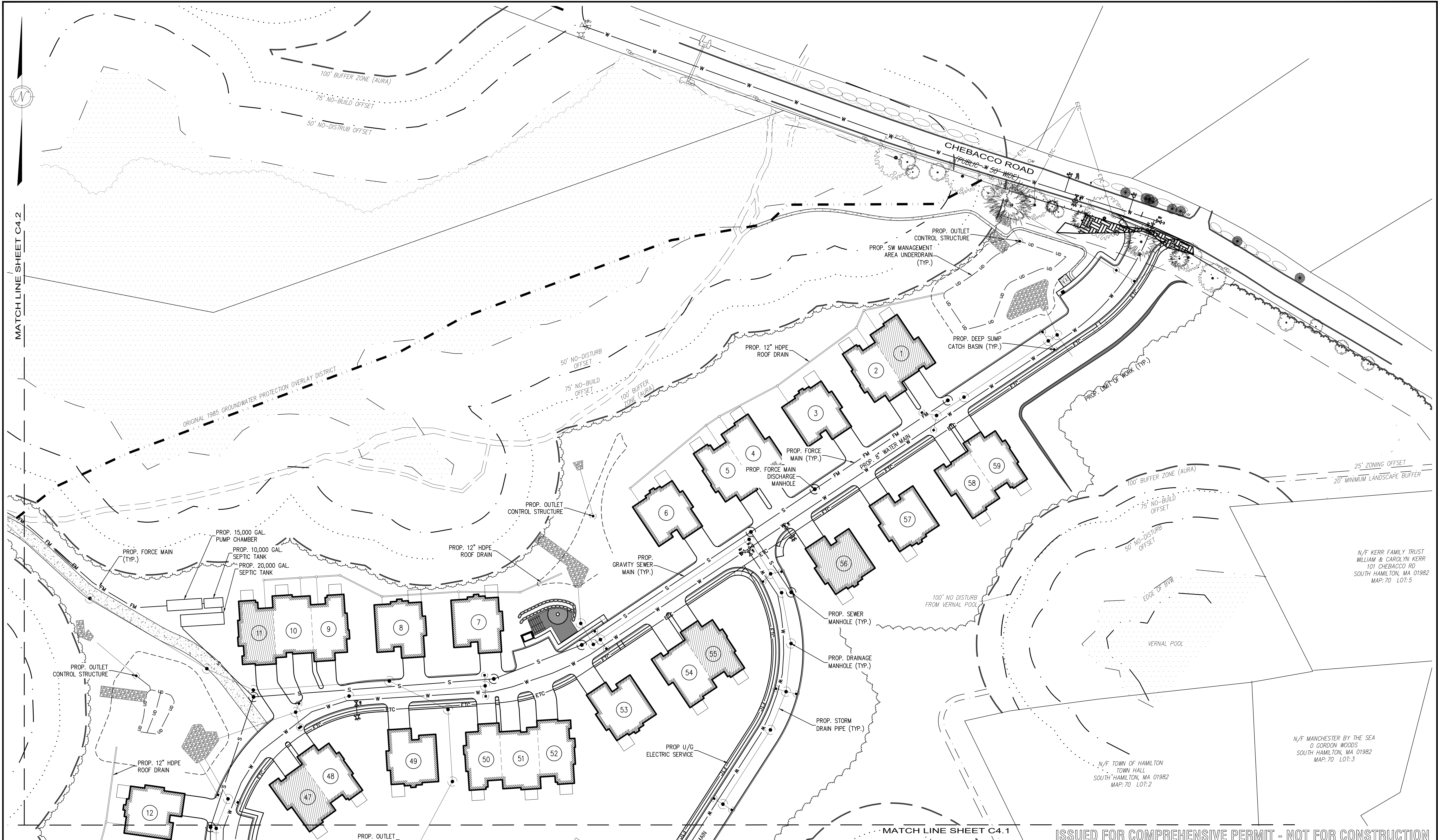


| | |
|-------------|---------|
| DATE: | 3/04/24 |
| DESIGN BY: | RPV |
| DRAWN BY: | RPV |
| CHECKED BY: | GSR |

| PRELIMINARY LAYOUT & MATERIAL PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-LAYOUT
SHEET NO. **C3.2**

MATCH LINE SHEET C4.2



ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

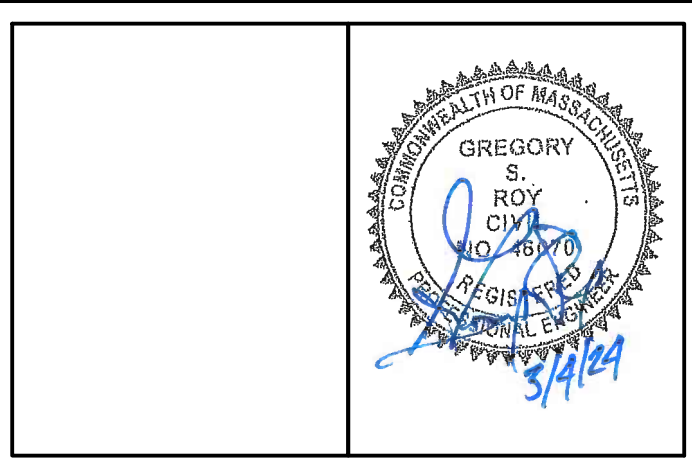
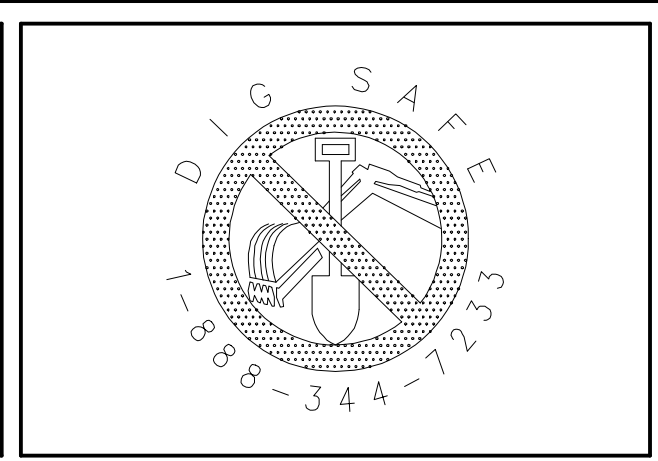
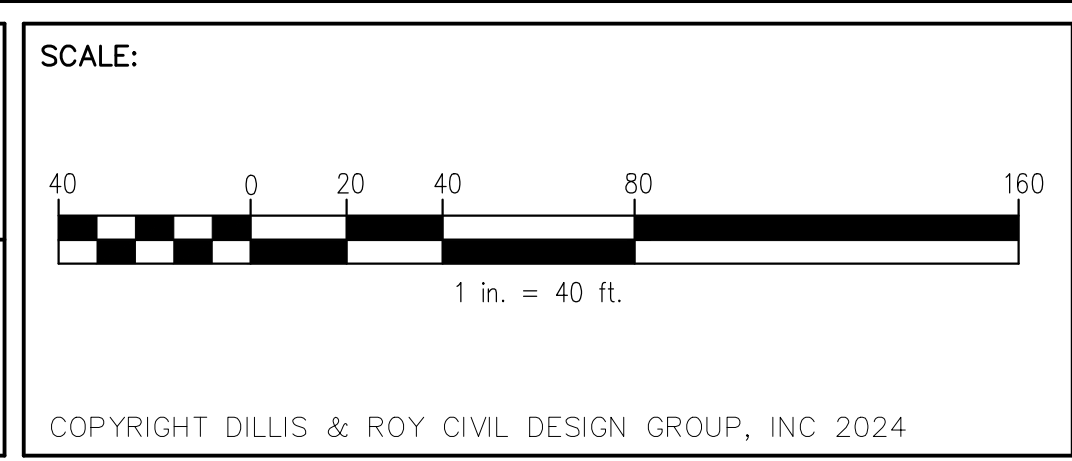
PREPARED BY:

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
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OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

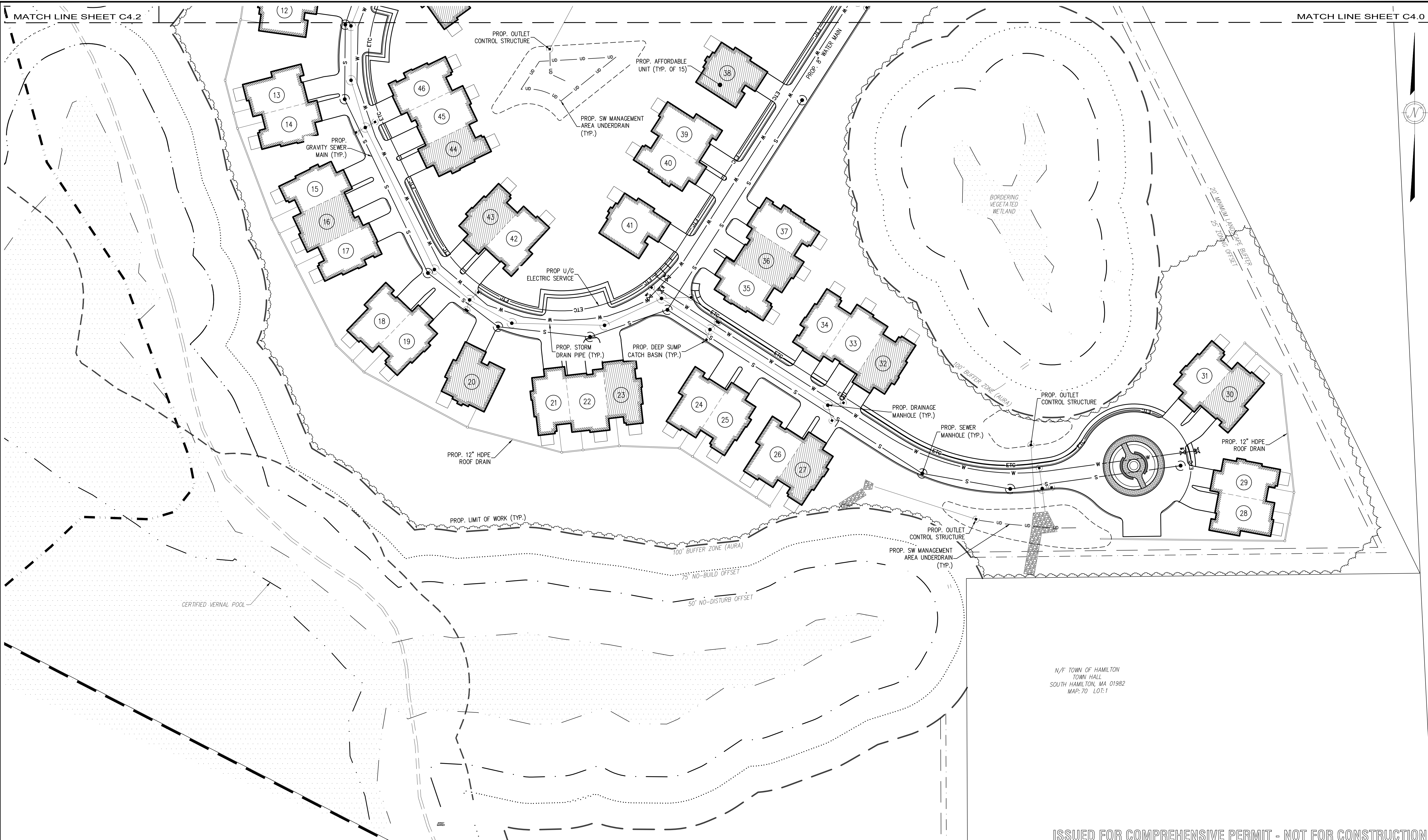
APPLICANT:
CHEBACCO HILL CAPITAL PARTNERS, LLC
P.O. BOX 1044
SUDBURY, MASSACHUSETTS



DATE: 3/04/24
DESIGN BY: RPV
DRAWN BY: RPV
CHECKED BY: GSR

| PRELIMINARY UTILITY PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-UTILITY
SHEET NO. **C4.0**



N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 1

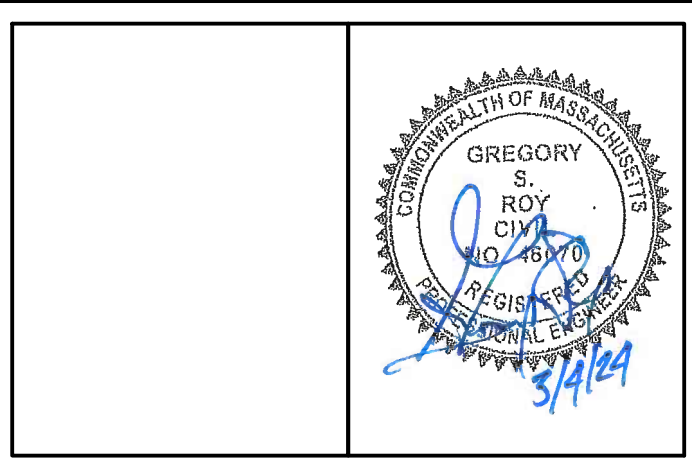
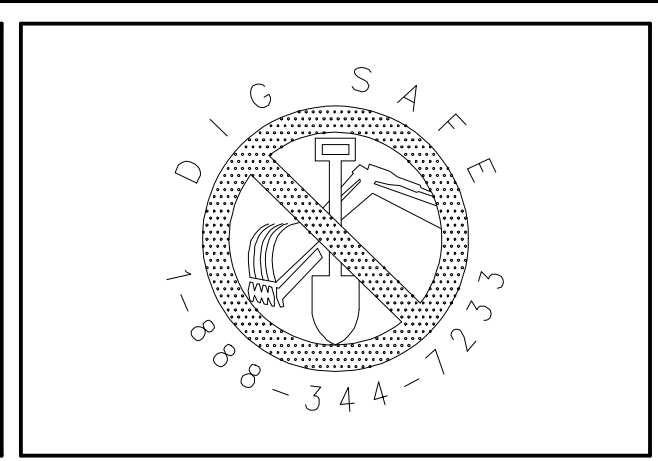
ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

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

SCALE:

 1 in. = 40 ft.
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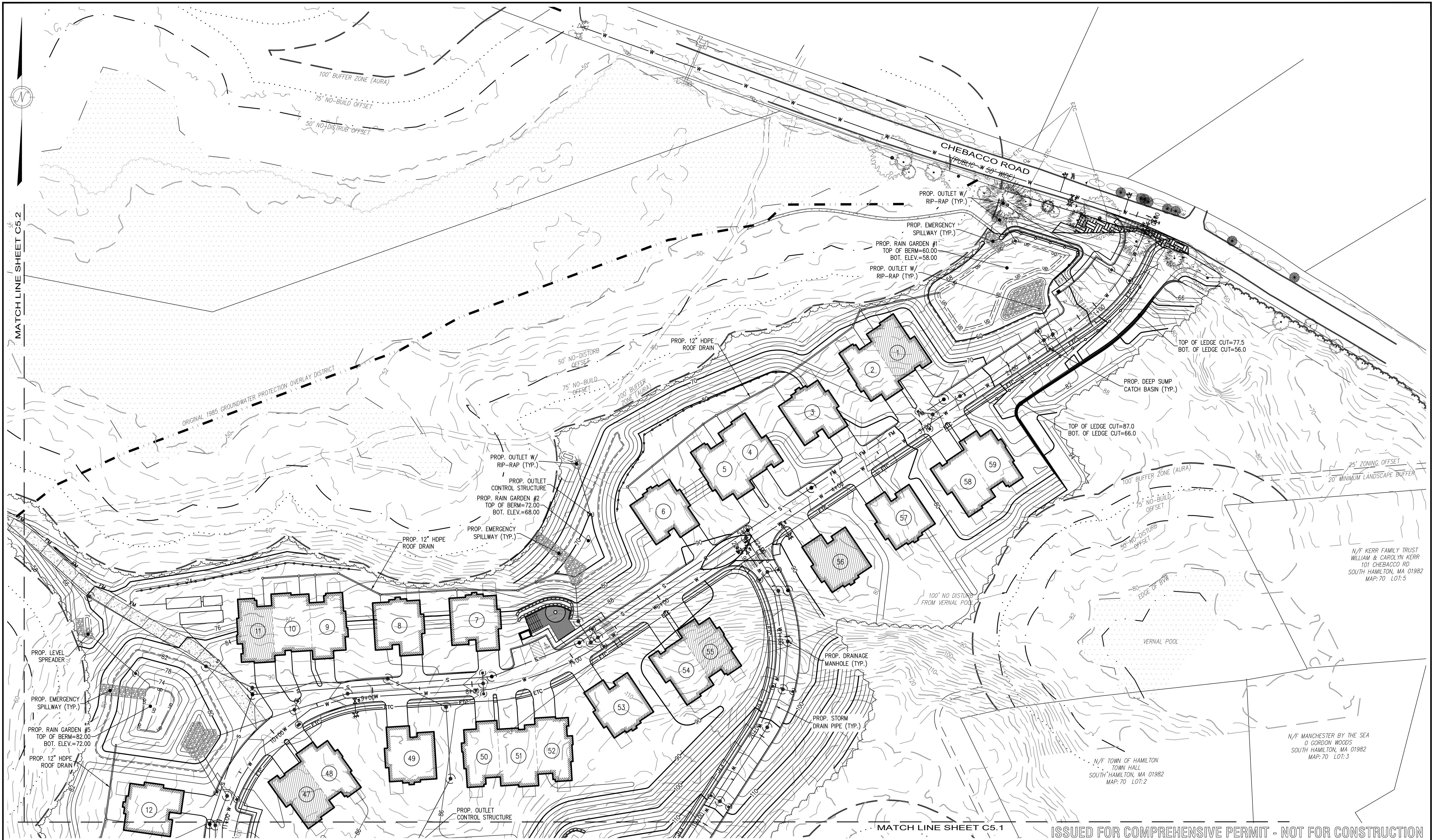


DATE: 3/04/24
 DESIGN BY: RPV
 DRAWN BY: RPV
 CHECKED BY: GSR

| PRELIMINARY UTILITY PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|---|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
 DRAWING NO. 7465-UTILITY
 SHEET NO. **C4.1**

MATCH LINE SHEET C5.2



MATCH LINE SHEET C5.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

DILLIS & ROY
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1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
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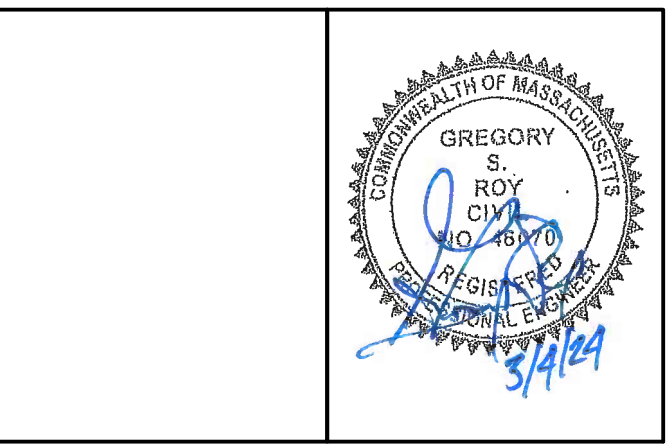
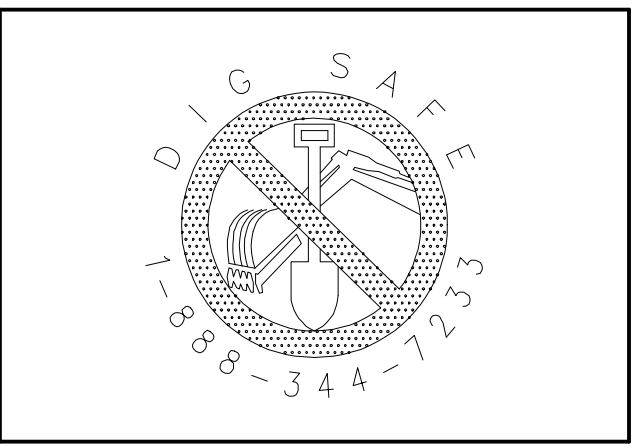
OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

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

SCALE:

1 in. = 40 ft.

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DATE: 3/04/24
DESIGN BY: RPV
DRAWN BY: RPV
CHECKED BY: GSR

| PRELIMINARY GRADING & DRAINAGE PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|--|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-GRADE
SHEET NO. **C5.0**

N/F KERR FAMILY TRUST
WILLIAM & CAROLYN KERR
101 CHEBACCO RD
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 5

N/F MANCHESTER BY THE SEA
D GORDON WOODS
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 3

N/F TOWN OF HAMILTON
TOWN HALL
SOUTH HAMILTON, MA 01982
MAP: 70 LOT: 2



ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

PREPARED BY:

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1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisanroy.com

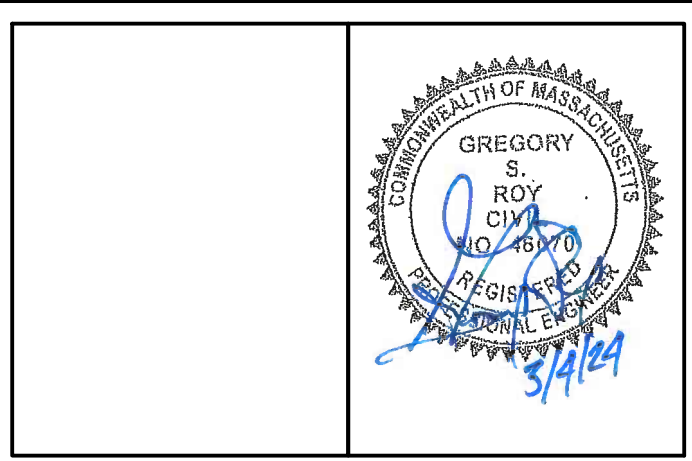
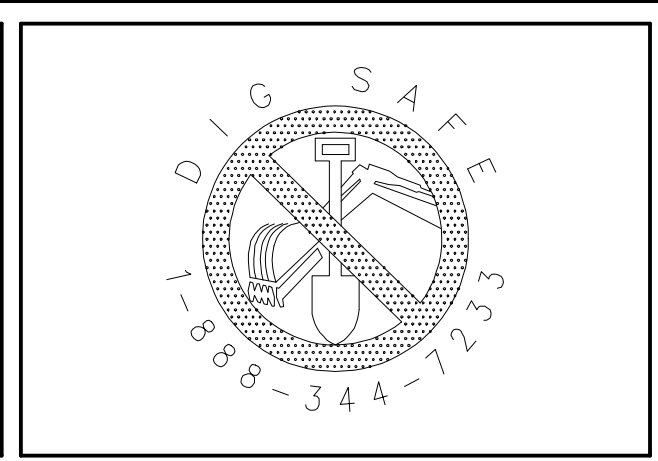
OWNER:
COUNTRY SQUIRE REALTY, INC.
103 RIVER ROAD
TOPSFIELD, MASSACHUSETTS

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

SCALE:

1 in. = 40 ft.

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DATE: 3/04/24

DESIGN BY: RPV

DRAWN BY: RPV

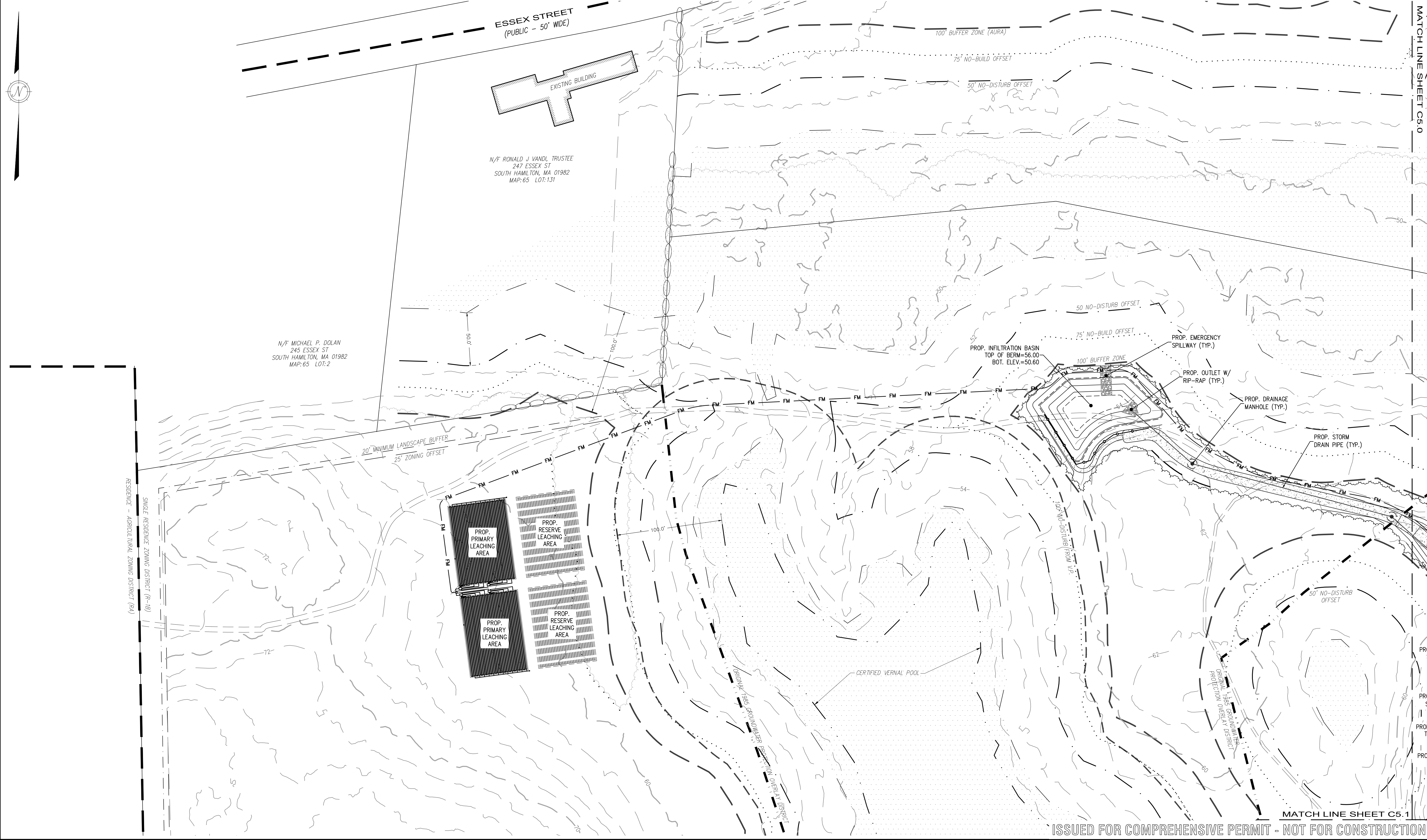
CHECKED BY: GSR

| PRELIMINARY GRADING & DRAINAGE PLAN | | | |
|-------------------------------------|------|-------------|----|
| VILLAGE AT CHEBACCO HILL | | | |
| 133 ESSEX STREET | | | |
| HAMILTON, MASSACHUSETTS | | | |
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465

DRAWING NO. 7465-GRADE

SHEET NO. **C5.1**



MATCH LINE SHEET C5.0

PRC S
PROF TC
PROJ

MATCH LINE SHEET C5.1

ISSUED FOR COMPREHENSIVE PERMIT - NOT FOR CONSTRUCTION

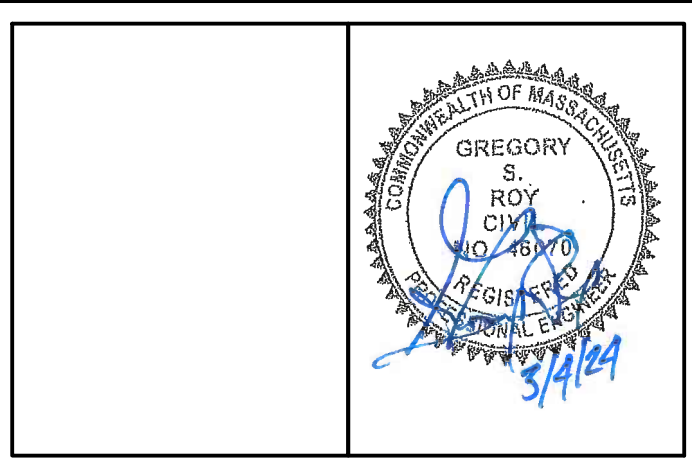
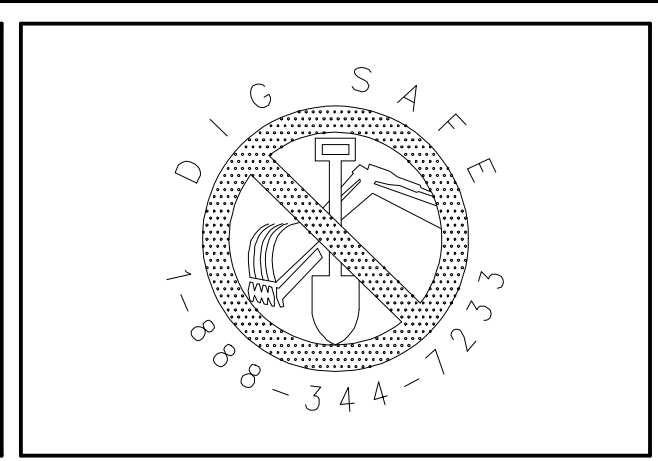
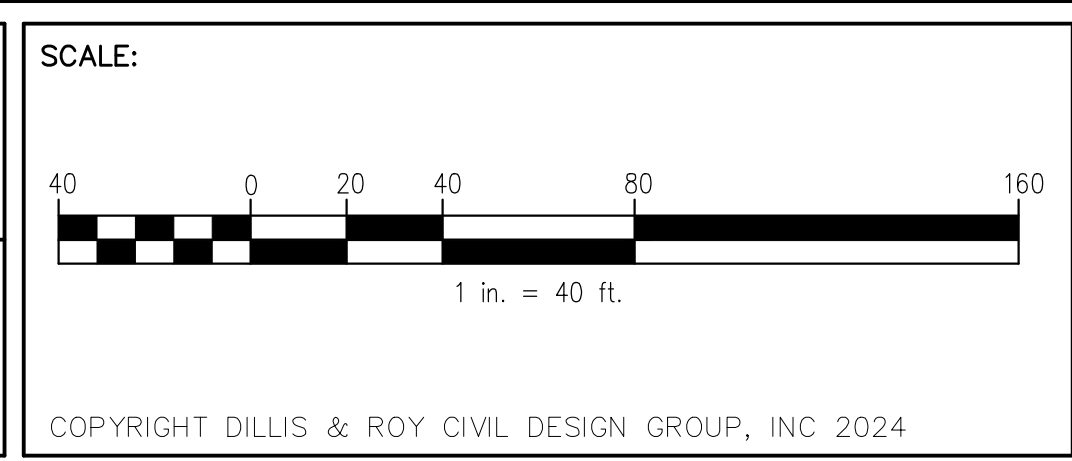
PREPARED BY:

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APPLICANT:
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P.O. BOX 1044
SUDBURY, MASSACHUSETTS



DATE: 3/04/24
DESIGN BY: RPV
DRAWN BY: RPV
CHECKED BY: GSR

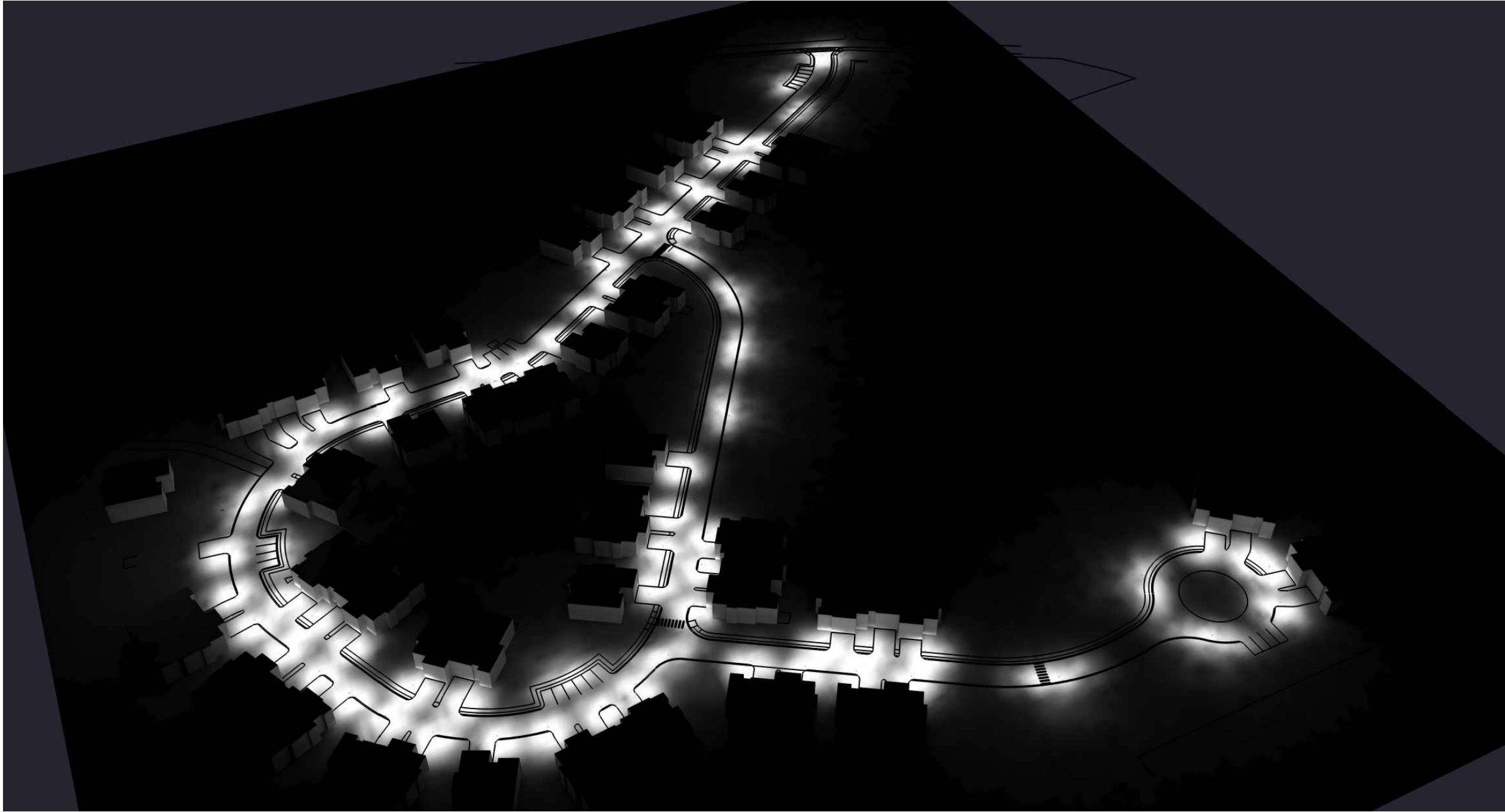
| PRELIMINARY GRADING & DRAINAGE PLAN VILLAGE AT CHEBACCO HILL 133 ESSEX STREET HAMILTON, MASSACHUSETTS | | | |
|--|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

JOB NO. 7465
DRAWING NO. 7465-GRADE
SHEET NO. **C5.2**



| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-----------------|-------|-------------|------------|----------------------|
| Symbol | Qty | Label | Mounting Height | LLF | Lum. Lumens | Lum. Watts | Description |
| ⊕ | 15 | A3 | 12' - 0" AFG | 0.900 | 3471 | 35 | PROV2-36L-295-3K7-3 |
| ⊕ | 58 | S5 | 8' - 0" AFG | 0.900 | 3529 | 35 | PROV2-36L-295-3K7-5W |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Overall Area | Illuminance | Fc | 0.12 | 5.0 | 0.0 | N.A. | N.A. |
| Roadway | Illuminance | Fc | 1.25 | 4.5 | 0.0 | N.A. | N.A. |



- THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

| | | | | | |
|--|--|---------------------------------|---------------|---|--------------------|
| TITLE: 133 ESSEX STREET DEVELOPMENT HAMILTON, MA SITE PHOTOMETRIC PLAN | | REVISED FROM DRAWING NUMBER(S): | DN BY: DHK | DATE: 03/14/24 | CHK BY: N/A |
| | | | REV BY: | DATE: | SCALE: AS NOTED |
| | | | QUOTE: N/A | DRAWING / DESIGN NO.: A240517 | |

