

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	---
EXISTING 10-FOOT CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	+100.0
EXISTING SPOT ELEVATION	x 45.93
STONE WALL	---
EDGE OF PAVEMENT	---
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	---
UTILITY POLE	---
SEWER MANHOLE	---
IRRIGATION CONTROL VALVE	---
WATER SHUTOFF	---
DECIDUOUS TREE	---
ELECTRIC METER	---
FIRST FLOOR	F.F.
INVERT	INV.
TYPICAL	TYP.
TO BE REMOVED	T.B.R.
PROPOSED INSPECTION PORT	IP

PROPOSED LOT COVERAGE:
2,223/10,966 S.F. (LOT AREA EXCLUDES 20' WAY) = 20.3%

EXISTING LOT COVERAGE:
644/10,966 S.F. = 5.9%

EXISTING IMPERVIOUS SURFACES WITHIN 100' BUFFER ZONE:
1,397± S.F.

PROPOSED IMPERVIOUS SURFACES WITHIN 100' BUFFER ZONE:
2,569± S.F.

STORMWATER MANAGEMENT CALCULATIONS

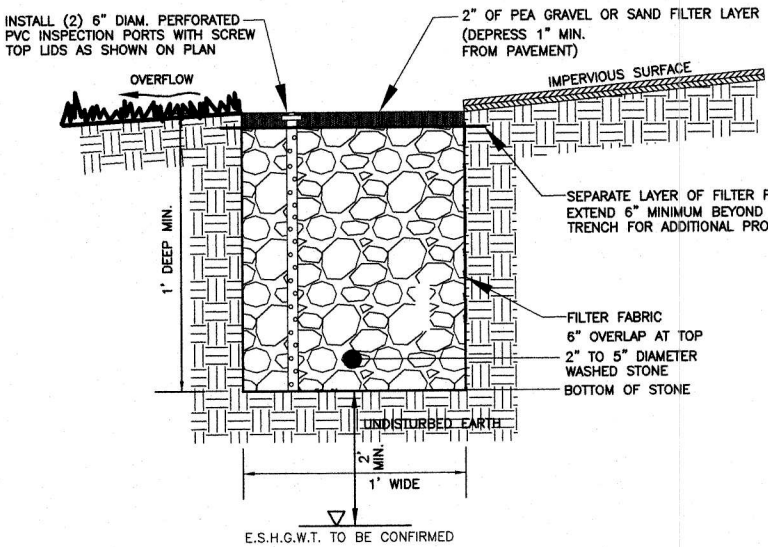
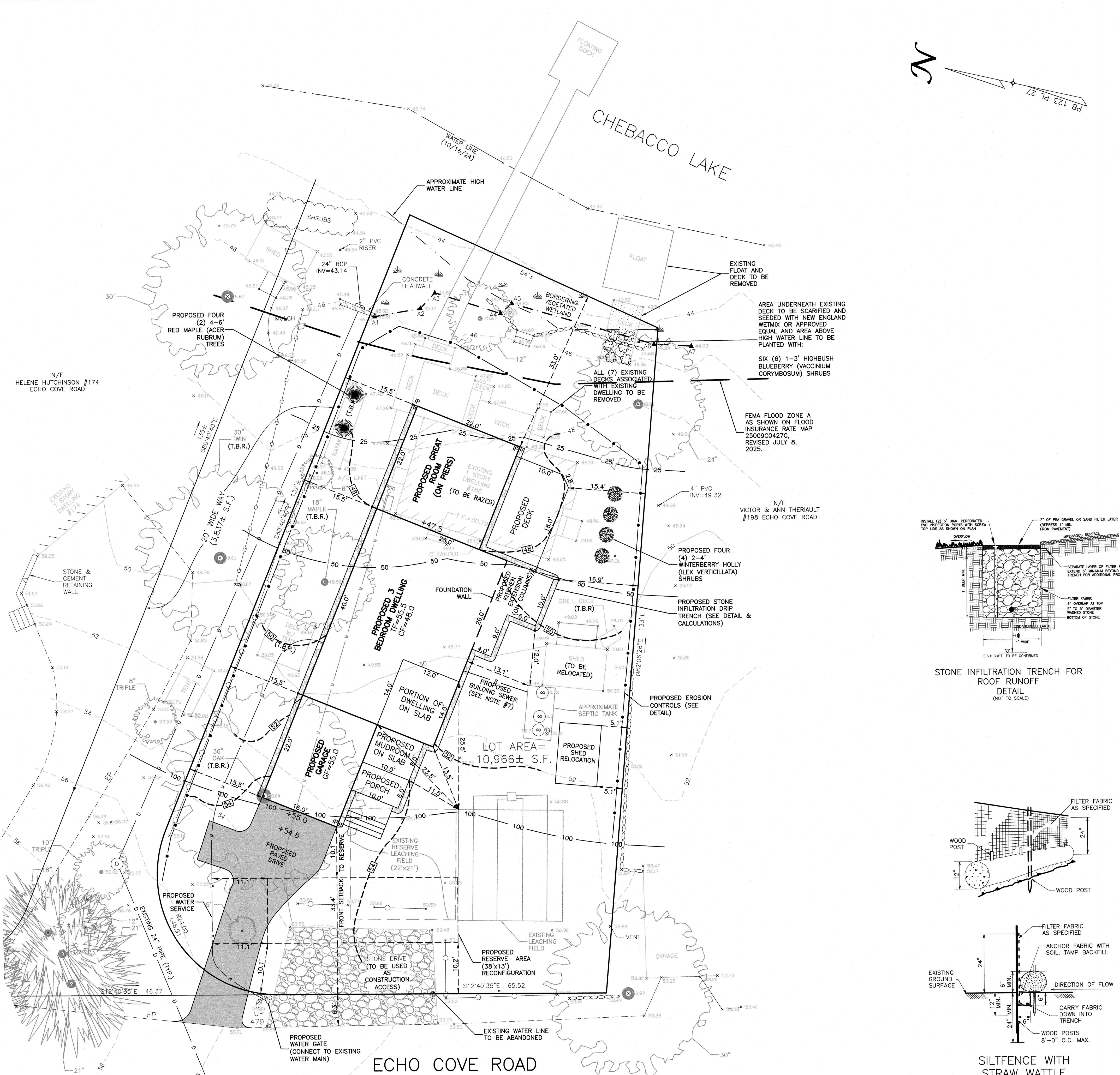
STREET NO.	PROPOSED INCREASE IN IMPERVIOUS AREA (H ²)	Δ^{12} (H ²)	HYDROLOGIC SOIL GROUP	RECHARGE DEPTH (in.)	VOLUME REQUIRED (H ³)	VOLUME PROVIDED (H ³)
186	1,172	1,172	A	0.60	58.6	81.4

INFILTRATION CALCULATIONS:

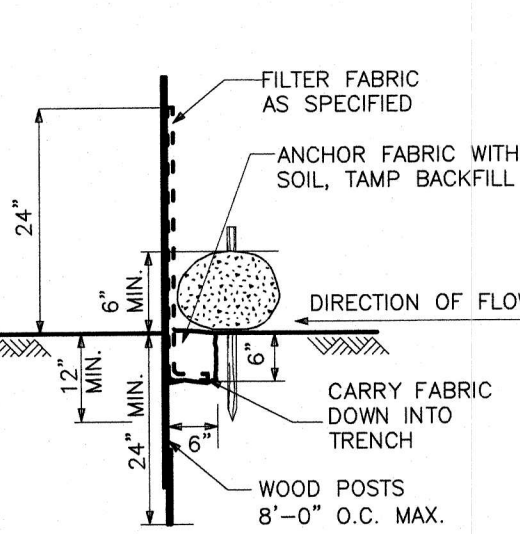
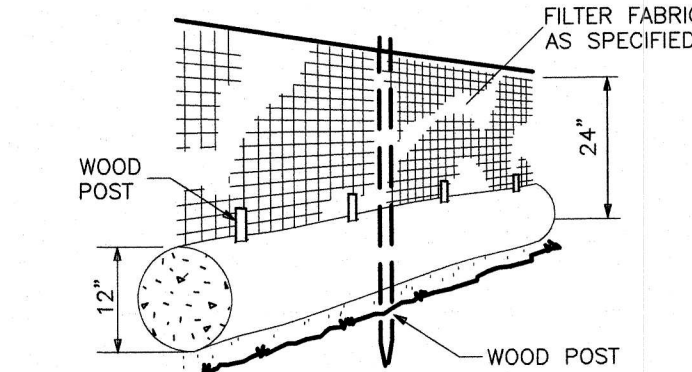
- INFILTRATION TRENCH SIZED TO MITIGATE THE NEW AND EXISTING ROOF SURFACES W/ HYDROLOGIC SOIL GROUP A (0.60-IN/12-IN/FT) * 1,172 SF (ADDITIONAL IMPERVIOUS AREAS WITHIN 100' BUFFER ZONE) = 58.6 CF OF STORAGE REQUIRED.
- STONE-FILLED TRENCH, 1'WIDEx1'DEEx203.5'LONGx4' (VOID RATIO OF STONE) = 81.4 CF OF STORAGE PROVIDED.

PROJECT NOTES:

- TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON OCTOBER 16, 2024.
- TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- PROPERTY BOUNDARY IS SHOWN AND COMPILED FROM A COMBINATION OF RECORD PLANS, NON-RECORD PLANS AND A FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC.
- 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.
- 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.
- 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.
- CONTRACTOR TO VERIFY SEPTIC TANK INVERT IN ELEVATION PRIOR TO INSTALLATION OF BUILDING SEWER.
- EXISTING 24" DRAIN PIPES ARE SHOWN AS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



STONE INFILTRATION TRENCH FOR ROOF RUNOFF
DETAIL
(NOT TO SCALE)



SILTFENCE WITH STRAW WATTLE
(NOT TO SCALE)

WILLIAMS & SPARAGES
186 NORTH MAIN STREET
SUITE 100
HAMILTON, MA 01840
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WSENGINEERS.COM

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

Drawing Issued for Review
Drawing Issued for Permit
Drawing Issued for Construction

SEAL
RICHARD L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 40180
STATE OF MASSACHUSETTS

PROPOSED PLOT PLAN
186 ECHO COVE ROAD, HAMILTON, MA
ASSESSORS MAP 60 LOT 21

DRAWING: PPP
SHEET 1 OF 1

DATE: JUNE 17, 2025