



- ① DRAIN MANHOLE
 ② CATCH BASIN
 ③ SEWER MANHOLE
 ④ ELECTRIC MANHOLE
 ⑤ TELEPHONE MANHOLE
 ⑥ MANHOLE
 HHT HAND HOLE
 * WATER MAIN
 * FIRE HYDRANT
 * GAS GATE
 * ROLLER
 * STREET LIGHT
 * SQUARED LIGHT
 * LIGHT POLE
 * UTILITY POLE
 * GUY POLE
 * GUY WIRE
 * MONITORING WELL
 * FLOOD LIGHT
 * PNEUMATIC
 * MAST ARM
 * FLASHING SIGNAL
 * WELL
 * VALVE
 * FEE-45.37
 100' TO FINISH ELEVATION
 CANNOT NOT OPEN
 NO PIPES VISIBLE
 DVL DITCH
 DVL SINGLED WHITE LINE
 DVL SINGLE YELLOW LINE
 LSA LANDSCAPED AREA
 LSA CONC. CURB
 LSA BITUMINOUS CURB
 LSA SLOPED GRANITE EDGE
 LSA CRACKS
 LSA PARALLEL
 BITUMINOUS CURB
 GRAVEL RAIL
 CHAIN LINK FENCE
 CRACKS
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100' TO BUFFER ZONE
 100' TO FIRE FRONT AREA
 100' TO FIRE FRONT AREA
 MEANT ANNUAL HIGH WATER
 LINE
 VEGETATED WATER BOUNDARY

AREAS NOT INCLUDED
BELOW DUE TO GAPS IN
EXITING SURFACE CAUSED
BY SITE CONSTRAINTS,
WETLANDS, AND
OBSTRUCTIONS

UC - UPPER CAMPUS
LC - LOWER CAMPUS
MC - MIDDLE CAMPUS
HL - HERITAGE LANDSCAPE
NZ - NATURAL ZONE

 TOTAL UNDEVELOPED SITE
AREA: 1,015,277 SF (23.2 AC)

15%-20% SLOPES

20%-25% SLOPES

>25% SLOPES

HL SITE AREA

15%-20% = 66,563 ± SF
20%-25% = 30,851 ± SF
>25% = 36,179 ± SF

UC SITE AREA

15%-20% = 94,691 ± SF
20-25% = 76,664 ± SF
>25% = 125,528 ± SF

MC SITE AREA

15%-20% = 9,619± SF
20%-25% = 4,692± SF
>25% = 8,742± SF

LC SITE AREA

15%-20% = 12,351 ± SF
20%-25% = 12,334 ± SF
>25% = 11,822 ± SF



Record Owner

GORDON-CONWELL THEOLOGICAL SEMINARY, INC
130 ESSEX STREET
SOUTH HAMILTON, MASS.
ASSESSORS PARCEL 64-000-00005
BOOK 5688, PAGE 202

Plan References

REGISTRY OF DEEDS
PLAN BOOK 21 PLAN 20
PLAN BOOK 69 PLAN 78
PLAN BOOK 118 PLAN 40
PLAN BOOK 121 PLAN 21
PLAN BOOK 128 PLAN 19
PLAN BOOK 166 PLAN 19
PLAN BOOK 227 PLAN 16
PLAN BOOK 280 PLAN 18
PLAN BOOK 368 PLAN 35 & 36
PLAN BOOK 463 PLAN 99
PLAN BOOK 4437 PLAN 600
PLAN BOOK 39518 PLAN 437

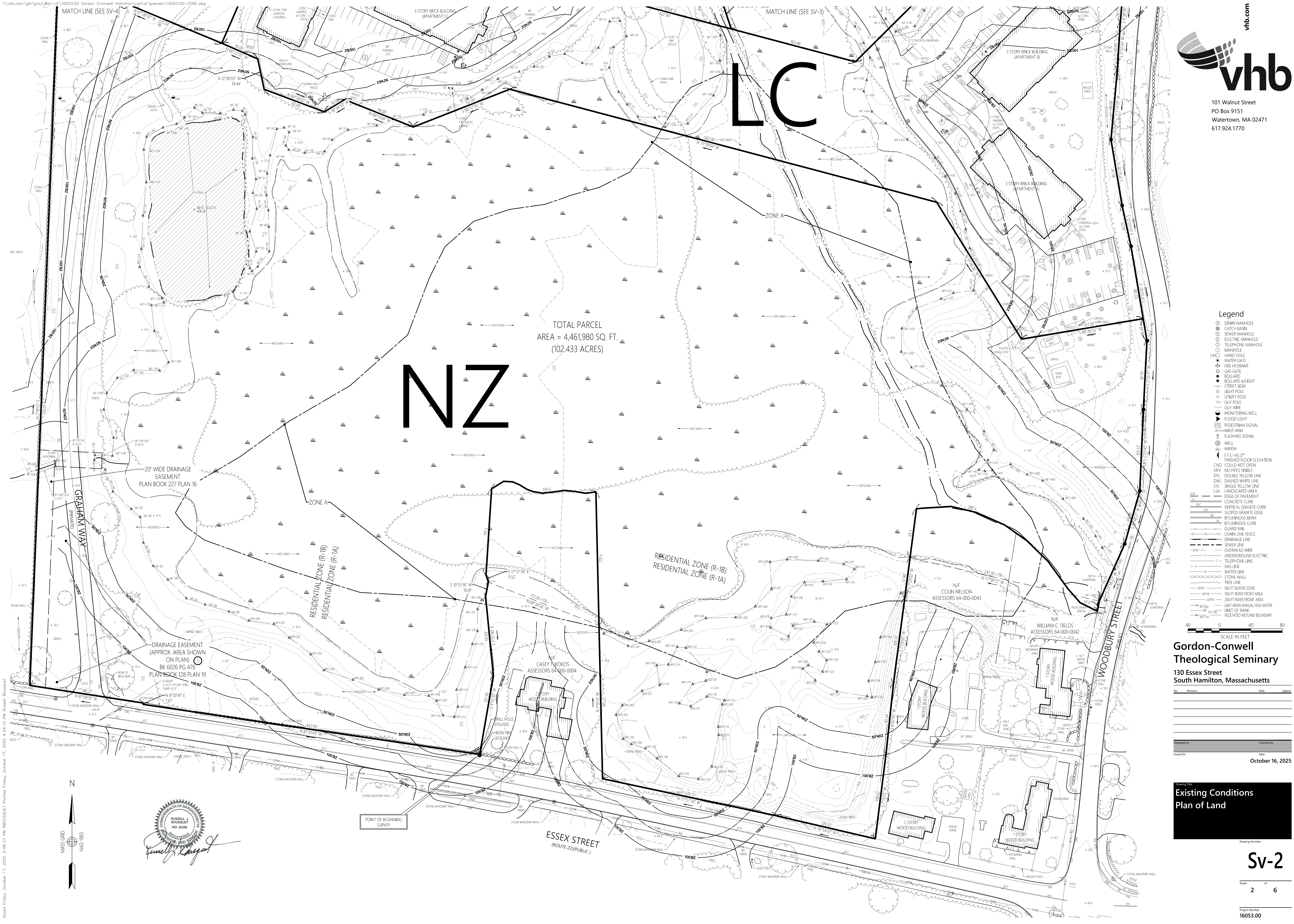
General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB INC. BETWEEN JULY AND AUGUST, 2023 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED OFFER OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON APRIL 5, 2022, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB BETWEEN BETWEEN JULY AND AUGUST, 2023.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL 'X' AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 83. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD 83.
5. THE LOT LIES WITHIN ONE (1) UNINCORPORATED (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MASSACHUSETTS, MAP NUMBERS 2500C00426R & 2500C0047R, EFFECTIVE DATE JULY 3, 2012.
6. THE LOT LIES WITHIN THE SINGLE RESIDENTIAL ZONE (R-1B) AND SINGLE RESIDENTIAL ZONE (R-1A), AND THE LOT LIES WITHIN THE SINGLE RESIDENTIAL ZONE AS SHOWN ON THE "ZONING MAP - HAMMILL, MASSACHUSETTS," DATED APRIL 24, 2017 & GROUNDWATER PROTECTION DISTRICTS (ORIGINAL 1983 GROUNDWATER PROTECTION OVERLAY DISTRICT, ZONE II AREA & INTERIM WELFLEAD PROTECTION AREA) AS SHOWN ON THE "HAMMILL MASSACHUSETTS, GROUNDWATER PROTECTION OVERLAY DISTRICTS" DATED APRIL 24, 2017. THE LOT LIES WITHIN THE 2007 AND 2008 DIMENSIONAL REQUIREMENTS FOR A-1A (R-1A) AT THE TIME OF THIS SURVEY AREA.

	R-1A	R-1B
MINIMUM LOT AREA _____	20,000 S.F.	40,000 S.F.
MINIMUM FRONTAGE _____	125 FEET	175 FEET
MINIMUM WIDTH AND DEPTH _____	100 FEET	100 FEET
MINIMUM FRONT YARD SETBACK _____	25/50 FEET	25/50 FEET
MINIMUM SIDE YARD SETBACK _____	15 FEET	15 FEET
MINIMUM REAR YARD SETBACK _____	15 FEET	15 FEET
MAXIMUM BUILDING HEIGHT _____	35 FEET	35 FEET
MAXIMUM BUILDING STORIES _____	3 STORIES	3 STORIES
MAXIMUM BUILDING COVERAGE OF LOT _____	25%	25%

SECTION 4.3.3

- MINIMUM SET FORTH IN SUBSECTION 4 BELOW SHALL OVERRIDE THE MINIMUM FOR THE UNDERLYING ZONE:
 1. TEN THOUSAND (10,000) SQUARE FEET IN THE R-1A DISTRICT;
 2. TWENTY (20,000) SQUARE FEET IN THE R-1B DISTRICT;
 3. FORTY THOUSAND (40,000) SQUARE FEET IN THE R-1C DISTRICT;
 4. EIGHTY THOUSAND (80,000) SQUARE FEET IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT FOR LOTS WHICH ARE NOT LOTS QUALIFYING UNDER SECTION 4.2.3 AS REDUCED PROTECTION LOTS;
 5. ONE (1) ACRE (0.33) OF THE MINIMUM LOT SIZE PLUS THREE (3) ACRES FOR LOTS QUALIFYING AS REDUCED PROTECTION LOTS; AND
 6. ONE HUNDRED FIVE THOUSAND THREE HUNDRED FORTY (105,340) SQUARE FEET IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT FOR LOTS QUALIFYING AS REDUCED PROTECTION LOTS.
7. THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT AND FIELD SURVEYED BY VHB IN AUGUST, 2023.
8. THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.



\\vhb.com\gpi\pro\Wat-LD\16053.00 Gordon Cromwell Hamilton\cad\sr\plan\set\16053.00-ZONE.dwg
Saved Friday, October 17, 2025 3:48:27 PM RBOUSQUET Plotted Friday, October 17, 2025 4:24:15 PM Russell Bouquet



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- ⑦ HAND HOLE
- ⑧ WATER GATE
- ⑨ FIRE HYDRANT
- ⑩ GAS GATE
- ⑪ SAND
- ⑫ BOLLARD
- ⑬ BOLLARD w/LIGHT
- ⑭ STREET SIGN
- ⑮ LIGHT POLE
- ⑯ UTILITY POLE
- ⑰ GUY POLE
- ⑱ GUY WIRE
- ⑲ MONITORING WELL
- ⑳ FLOOD LIGHT
- ㉑ PEDESTRIAN SIGNAL
- ㉒ MAST ARM
- ㉓ FLASHING SIGNAL
- ㉔ WELL
- ㉕ MARSH
- ㉖ EEE-45.27' FINISHED FLOOR ELEVATION
- ㉗ CNO COULD NOT OPEN
- ㉘ NPV NO PIPES VISIBLE
- ㉙ DYL DOUBLE YELLOW LINE
- ㉚ DWL DASHED WHITE LINE
- ㉛ SYL SINGLE YELLOW LINE
- ㉜ LSA LANDSCAPED AREA
- ㉝ EGE EDGE OF PAVEMENT
- ㉞ CONCRETE CURB
- ㉟ VERTICAL GRANITE CURB
- ㊱ SLOPED GRANITE EDGE
- ㊲ BITUMINOUS BERM
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- ㊴ GUARD RAIL
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- ㊽ STONE WALL
- ㊾ TREE LINE
- ㊿ 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

40 0 40 80
SCALE IN FEET

**Gordon-Conwell
Theological Seminary**

130 Essex Street
South Hamilton, Massachusetts

No.	Revision	Date	App'd.

Designed by

Checked by

Issued for

Date

October 16, 2025

Existing Conditions
Plan of Land

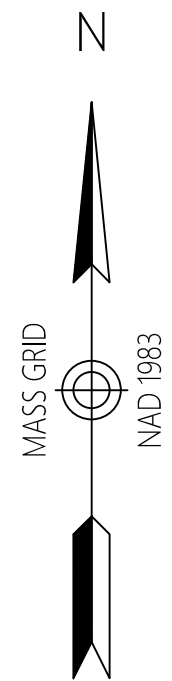
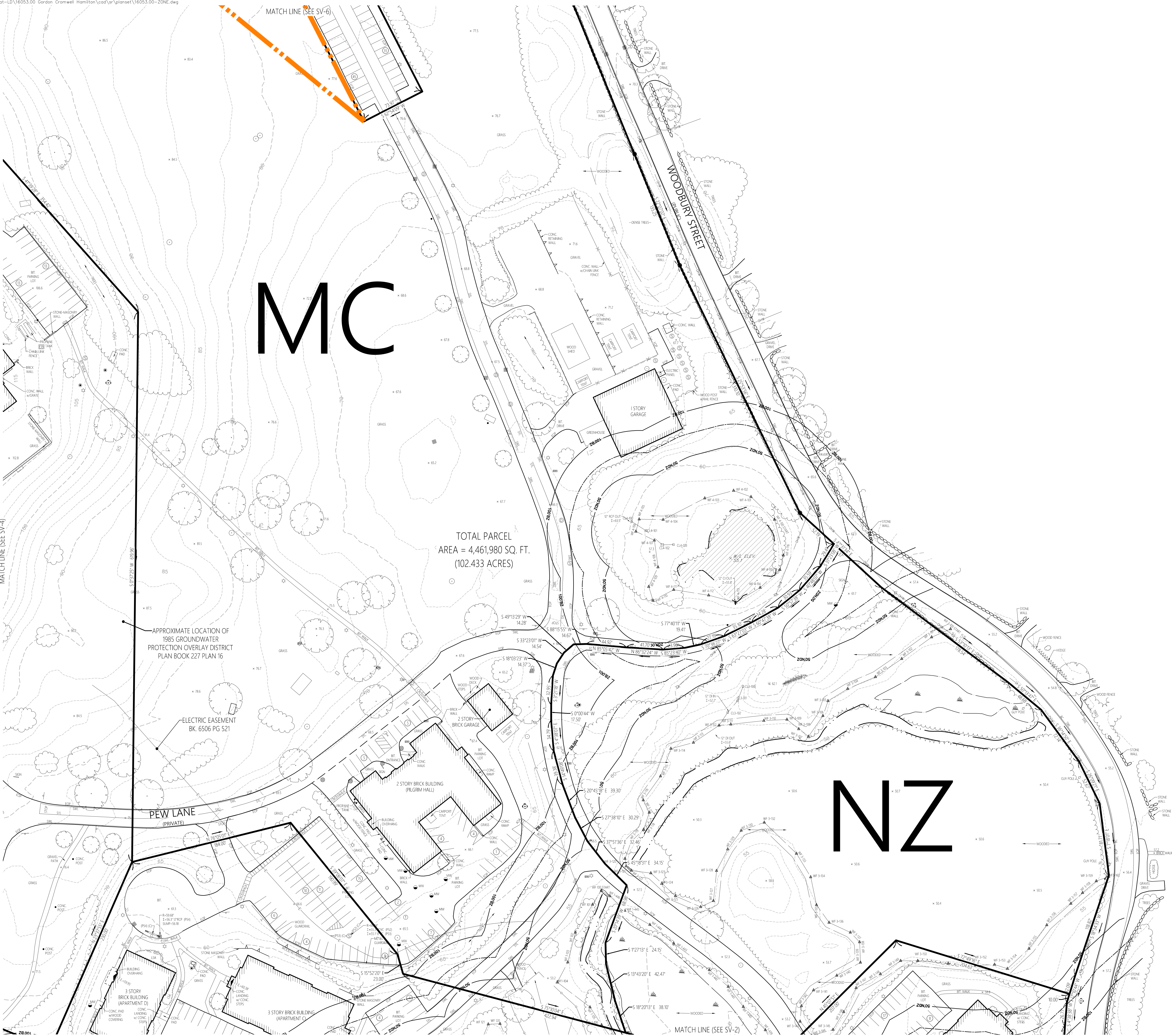
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Drawing Number

Sv-2

Sheet 2 of 6

Project Number
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vhb

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Legend

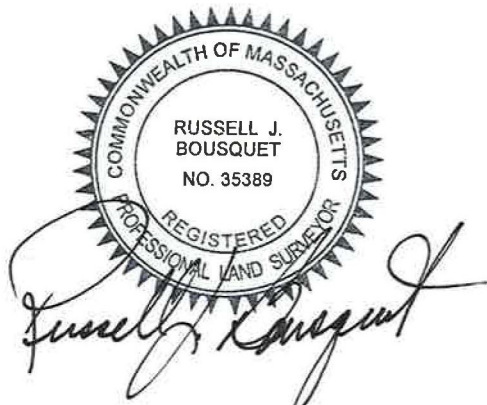
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- VEGETATED WETLAND BOUNDARY



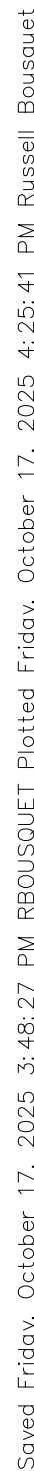
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Theological Seminary**
130 Essex Street
South Hamilton, Massachusetts

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Existing Conditions
Plan of Land



Sv-3



Legend

- | SYMBOL | DESCRIPTION |
|--------|---|
| LSA | LANDSCAPED AREA |
| EDP | EDGE OF PAVEMENT |
| CCB | CONCRETE CURB |
| VGC | VERTICAL GRANITE CURB |
| SGP | SLOPED GRANITE CURB |
| BB | BITUMINOUS BENCH |
| BC | BITUMINOUS CURB |
| GR | GUARD RAIL |
| CLF | CHAIN LINK FENCE |
| DL | DRAINAGE LINE |
| SL | SEWER LINE |
| OW | OVERHEAD WIRE |
| UE | UNDERGROUND ELECTRIC |
| TL | TELEPHONE LINE |
| GL | Gas LINE |
| WL | WATER LINE |
| ST | STONE WALL |
| TL | TREE LINE |
| 100-FT | 100-FT BUFFER ZONE |
| 100-FT | 100-FT RIVER FRONT AREA |
| 200-FT | 200-FT RIVER FRONT AREA |
| 100-FT | 100-FT MEAN ANNUAL HIGH WATER LIMIT OF VEGETATED WETLAND BOUNDARY |

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Issued for _____ Date **October 16, 2025**

OCTOBER 10, 2025Drawing Title

Existing Conditions

Plan of Land

Plan of Land

Drawing Number64

SV-4

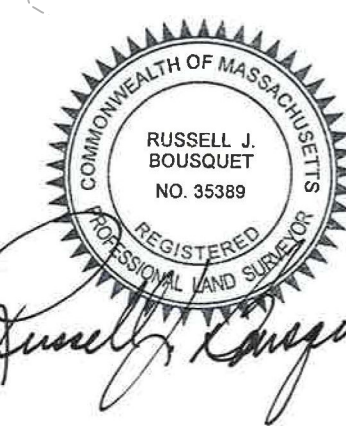
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Sheet 4 of 6

4 6

Lansburg

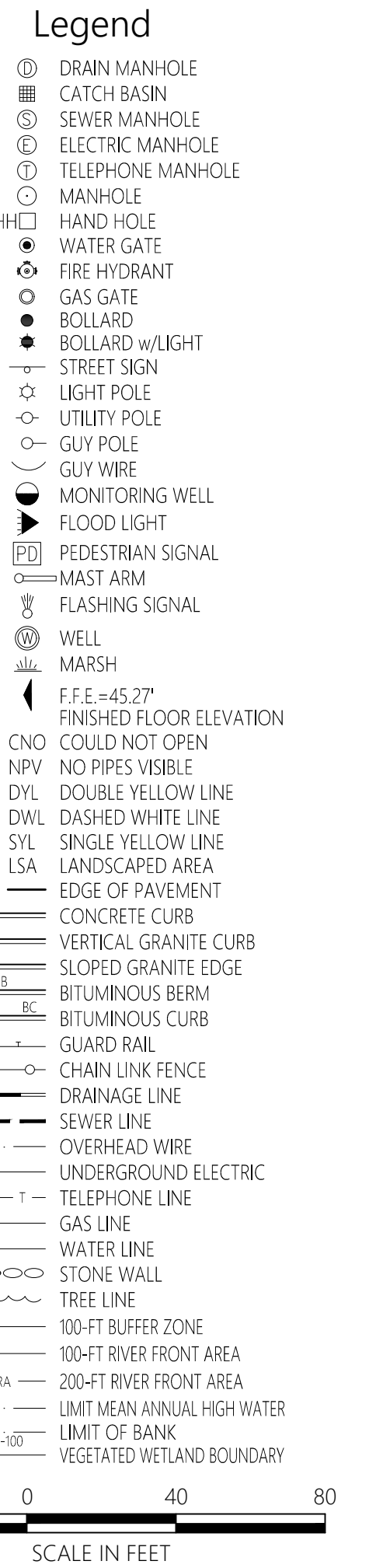
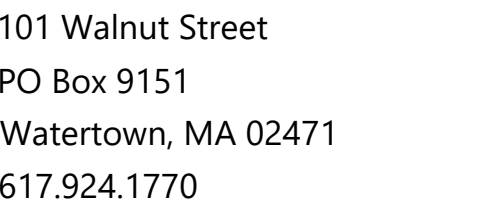
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130 Essex Street
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Plan of Land

5 of 8

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