PERMIT SITE PLAN

PREPARED FOR

MAXFIELD REALTY TRUST

239 BOSTON ROAD
TOPSFIELD, MASSACHUSETTS

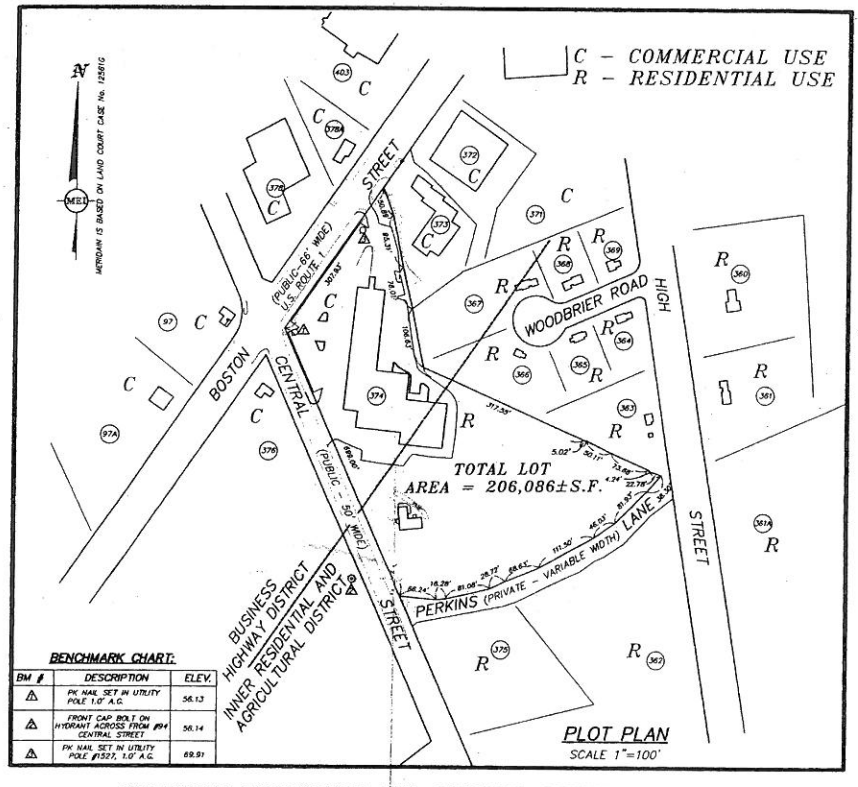
MARCH 4, 1998

PREPARED BY

MERIDIAN
ENGINEERING, INC.
98 HIGH STREET
DANVERS, MASSACHUSETTS 01923
TELEPHONE: (978) 739-9130

RECORD OWNER/APPLICANT:

MAXFIELD REALTY TRUST
CENTRAL STREET
TOPSFIELD, MA 01983



BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
△	PK NAIL SET IN UTILITY POLE 1.0' A.G.	56.13
△	FRONT CAP BOLT ON HYDRANT ACROSS FROM #94 CENTRAL STREET	56.14
△	PK NAIL SET IN UTILITY POLE #1527, 1.0' A.G.	69.91

AREAWIDE PROPERTY AND STREET REFERENCE MAP

(COMPILED FROM ASSESSORS MAPS AND RECORDS)

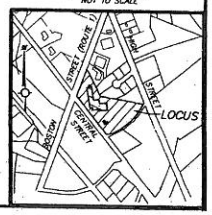
LIST OF ABUTTERS:

No.	RECORD OWNER(S)	STREET ADDRESS	MAP/BLOCK/LOT
374	MAXFIELD REALTY TRUST LOEB & ANDREW S. KATZ, TRUSTEES	239 BOSTON STREET, TOPSFIELD, MA.	7/374/239
373	NORTH SHORE FINANCIAL SERVICES	243 BOSTON STREET TOPSFIELD, MA.	7/373/243
367	STEPHEN L. & JANE A. MOORE	5 WOODBRIAR ROAD, TOPSFIELD, MA.	7/367/5
368	ROCCO & ROSEMARY CAPOBIANCO	6 WOODBRIAR ROAD, TOPSFIELD, MA.	7/368/6
363	BRUCE Z. & ROSEMARIE CLEVELAND	109 HIGH STREET, TOPSFIELD, MA.	7/363/109
362	TOPS ASSOCIATES LIMITED PARTNERSHIP	123 HIGH STREET TOPSFIELD, MA.	7/362/123
375	TOPS ASSOCIATES LIMITED PARTNERSHIP	142 CENTRAL STREET TOPSFIELD, MA.	7/375/142
378	ESSEX AGRICULTURAL SOCIETY	233 BOSTON STREET TOPSFIELD, MA.	7/378/233
97A	CYNTHIA J. PAONE, TRUSTEE C. & D. REALTY TRUST	230-234 BOSTON STREET TOPSFIELD, MA.	7/97A/230-234
97	JAMES C. MAMAN	236 BOSTON STREET TOPSFIELD, MA.	7/97/236
378	FENO REALTY TRUST RAYMOND F. LAWTON TRUSTEE	240 BOSTON STREET, TOPSFIELD, MA.	7/378/240
378A	LJN ESSEX TRUST LINDA WARASKA & JOHN F. BRADLEY II, TRS	244 BOSTON STREET, TOPSFIELD, MA.	7/378A/244
403	WOODLAND REALTY TRUST LOEB & ANDREW S. KATZ, TRUSTEES	246-252 BOSTON STREET TOPSFIELD, MA.	7/403/246-252
371	EVANS INDUSTRIES INC.	249 BOSTON STREET, TOPSFIELD, MA.	7/371/249
372	TRIREME REALTY TRUST RHONDA S. TSIPLAKIS BETTY H. IOANNIDIS	245-247 BOSTON STREET, TOPSFIELD, MA.	7/372/245-247
368	DAVID A. & ELAINA M. SHULMAN	3 WOODBRIER ROAD, TOPSFIELD, MA.	7/368/3
369	ROBERT B. HARDY	1 WOODBRIER ROAD, TOPSFIELD, MA.	7/369/1
365	ALAN W. & LINDA L. CALDER	4 WOODBRIER ROAD, TOPSFIELD, MA.	7/365/4
364	DENISE E. HARDY	2 WOODBRIER ROAD, TOPSFIELD, MA.	7/364/2
360	SUAN M. CRANE	140 HIGH STREET TOPSFIELD, MA.	7/360/104
361A	DAVID & DORIS P. HALL c/o ELDON D. GOODHUE	120 HIGH STREET TOPSFIELD, MA.	7/361A/120
361	STEPHEN A. & CATHERINE T. DESALVO	106 HIGH STREET, TOPSFIELD, MA.	7/361/106

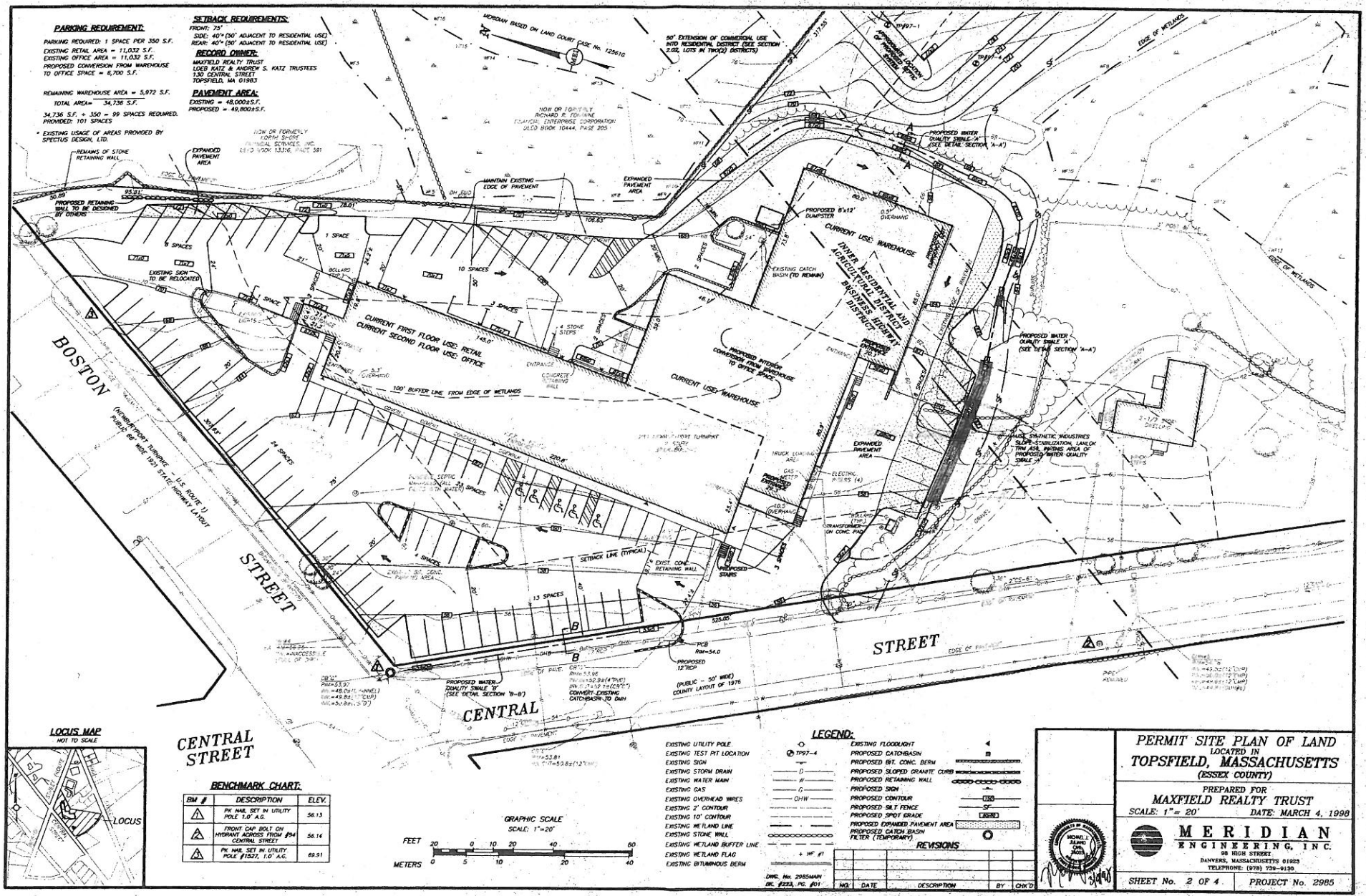
DRAWING INDEX:

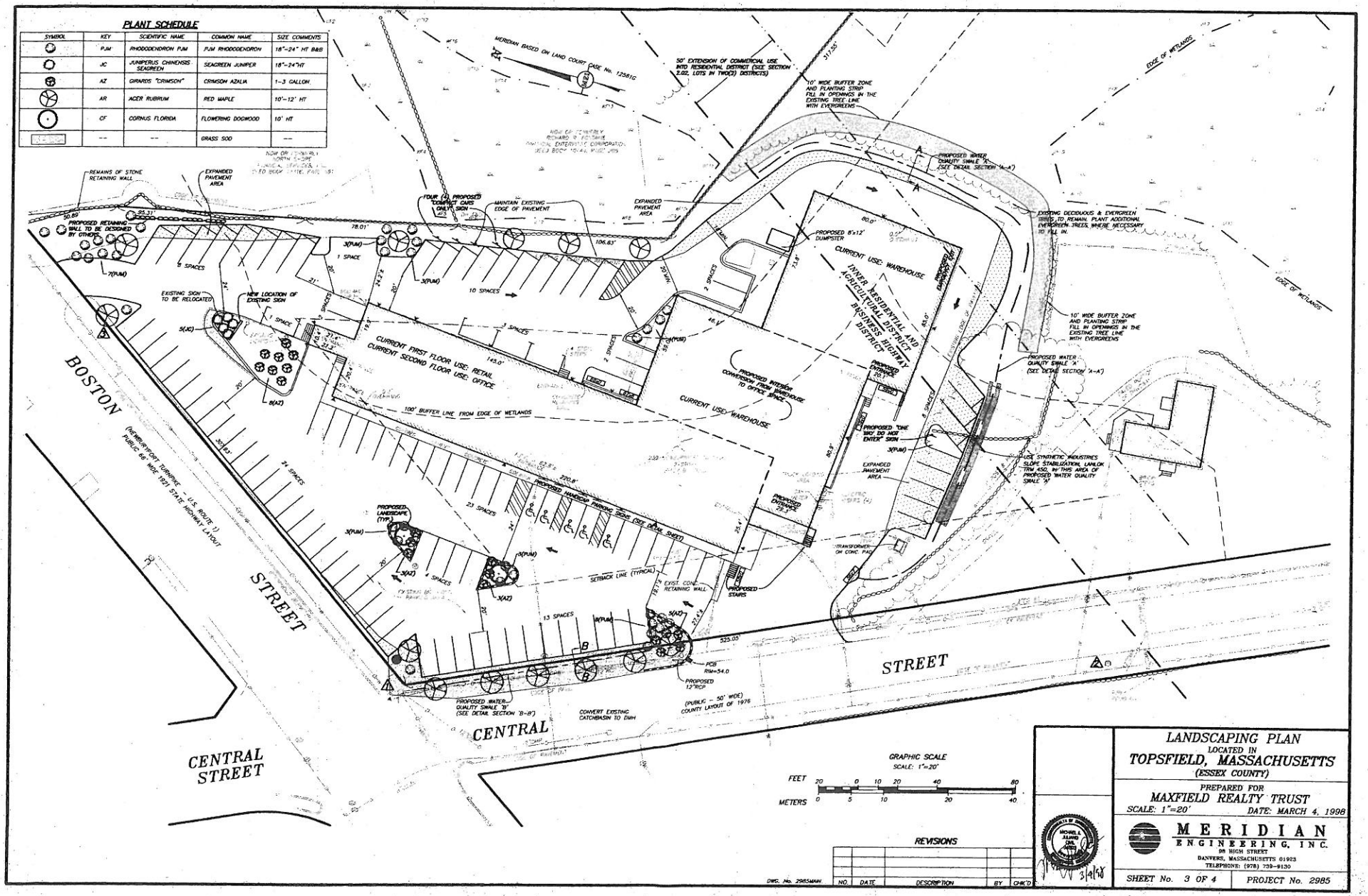
1 COVER SHEET
2 PERMIT SITE PLAN OF LAND
3 LANDSCAPING PLAN
4 DETAIL SHEET

LOCUS MAP
NOT TO SCALE



DWG. NO. 2985COVR


PARKING REQUIREMENT:
PARKING REQUIRED: 1 SPACE PER 350 S.F.
EXISTING RETAIL AREA = 11,032 S.F.
EXISTING OFFICE AREA = 11,032 S.F.
PROPOSED CONVERSION FROM WAREHOUSE TO OFFICE SPACE = 6,700 S.F.
REMAINING WAREHOUSE AREA = 5,972 S.F.
TOTAL AREA= 34,736 S.F.
34,736 S.F. ÷ 350 = 99 SPACES REQUIRED.
PROVIDED: 101 SPACES
* EXISTING USAGE OF AREAS PROVIDED BY SPECTUS DESIGN, LTD.
SETBACK REQUIREMENTS:
FRONT: 75'
SIDE: 40'* (50' ADJACENT TO RESIDENTIAL USE)
REAR: 40'* (50' ADJACENT TO RESIDENTIAL USE)
RECORD OWNER:
MAXFIELD REALTY TRUST
LOEB KATZ & ANDREW S. KATZ TRUSTEES
130 CENTRAL STREET
TOPSFIELD, MA 01983
PAVEMENT AREA:
EXISTING = 48,000±S.F.
PROPOSED = 49,800±S.F.
MERIDIAN BASED ON LAND COURT CASE No. 12561G
50' EXTENSION OF COMMERCIAL USE INTO RESIDENTIAL DISTRICT (SEE SECTION 2.02, LOTS IN TWO(2) DISTRICTS)
NOW OR FORMERLY RICHARD R. FONTAINE CLARION ENTERPRISE CORPORATION DEED BOOK 10444, PAGE 205
NOW OR FORMERLY NORTH SHORE FINANCIAL BENEFITS, INC. DEED BOOK 13316, PAGE 591
REMAINS OF STONE RETAINING WALL
EXPANDED PAVEMENT AREA
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS
MAINTAIN EXISTING EDGE OF PAVEMENT
EXISTING SIGN TO BE RELOCATED
CURRENT FIRST FLOOR USE: RETAIL
CURRENT SECOND FLOOR USE: OFFICE
100' BUFFER LINE FROM EDGE OF WETLANDS
PROPOSED 6'x12' DUMPSTER
CURRENT USE: WAREHOUSE
EXISTING CATCH BASIN (TO REMAIN)
INNER RESIDENTIAL AND AGRICULTURAL DISTRICT
BUSINESS HIGHWAY DISTRICT
PROPOSED INTERIOR CONVERSION FROM WAREHOUSE TO OFFICE SPACE
PROPOSED WATER QUALITY SWALE 'A' (SEE DETAIL SECTION 'A-A')
EDGE OF WETLANDS
BOSTON
(NORTHERN FRONT TURNPIKE — U.S. ROUTE 1) PUBLIC 68 MADE 1927, STATE HIGHWAY LAYOUT
STREET
CENTRAL
STREET
PROPOSED WATER QUALITY SWALE 'B' (SEE DETAIL SECTION 'B-B')
CONVERT EXISTING CATCHBASIN TO DMH
PROPOSED 12" RCP
(PUBLIC - 50' WIDE) COUNTY LAYOUT OF 1976
SETBACK LINE (TYPICAL)
PROPOSED STAIRS
EXIST. CONC. RETAINING WALL
EXPANDED PAVEMENT AREA
TRANSFORMER ON CONC. PAD
ELECTRIC METERS (4)
GAS METER
PROPOSED WATER
BOLLARD (TYP.)
MAXX SYNTHETIC INDUSTRIES SLOPE STABILIZATION, LANDLOK TRM 450, PAVING AREA OF PROPOSED WATER QUALITY SWALE 'A'
LOCUS MAP
NOT TO SCALE
LOCUS
BENCHMARK CHART:
BM # | DESCRIPTION | ELEV.
1 | PK NAIL SET IN UTILITY POLE 1.0' A.G. | 56.13
2 | FRONT CAP BOLT ON HYDRANT ACROSS FROM #94 CENTRAL STREET | 56.14
3 | PK NAIL SET IN UTILITY POLE #15271, 1.0' A.G. | 69.91
GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 60
METERS 0 5 10 20 40
LEGEND:
EXISTING UTILITY POLE
EXISTING TEST PIT LOCATION
EXISTING SIGN
EXISTING STORM DRAIN
EXISTING WATER MAIN
EXISTING GAS
EXISTING OVERHEAD WIRES
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING WETLAND LINE
EXISTING STONE WALL
EXISTING WETLAND BUFFER LINE
EXISTING WETLAND FLAG
EXISTING BITUMINOUS BERM
EXISTING FLOODLIGHT
PROPOSED CATCHBASIN
PROPOSED BIT. CONC. BERM
PROPOSED SLOPED GRANITE CURB
PROPOSED RETAINING WALL
PROPOSED SIGN
PROPOSED CONTOUR
PROPOSED SILT FENCE
PROPOSED SPOT GRADE
PROPOSED EXPANDED PAVEMENT AREA
PROPOSED CATCH BASIN FILTER (TEMPORARY)
REVISIONS
NO. | DATE | DESCRIPTION | BY | CHK'D
DWG. No. 2985MAIN
DR. #223, PG. #01
PERMIT SITE PLAN OF LAND
LOCATED IN
TOPSFIELD, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
MAXFIELD REALTY TRUST
SCALE: 1" = 20' DATE: MARCH 4, 1998
MERIDIAN ENGINEERING, INC.
98 HIGH STREET
DANVERS, MASSACHUSETTS 01923
TELEPHONE: (978) 739-0130
SHEET No. 2 OF 4
PROJECT No. 2985


PLANT SCHEDULE
SYMBOL | KEY | SCIENTIFIC NAME | COMMON NAME | SIZE COMMENTS
PJM | RHODODENDRON PJM | PJM RHODODENDRON | 18"-24" HT B&B
JC | JUNIPERUS CHINENSIS SEAGREEN | SEAGREEN JUNIPER | 18"-24"HT
AZ | GIRARDS "CRIMSON" | CRIMSON AZALIA | 1-3 GALLON
AR | ACER RUBRUM | RED MAPLE | 10'-12' HT
CF | CORNUS FLORIDA | FLOWERING DOGWOOD | 10' HT
-- | -- | GRASS SOD | --
BOSTON
(NEWBURYPORT TURNPIKE - U.S. ROUTE 1)
PUBLIC 66' WIDE 1927 STATE HIGHWAY LAYOUT
CENTRAL STREET
CENTRAL STREET
MERIDIAN BASED ON LAND COURT CASE No. 12581C
50' EXTENSION OF COMMERCIAL USE INTO RESIDENTIAL DISTRICT (SEE SECTION 2.02, LOTS IN TWO(2) DISTRICTS)
10' WIDE BUFFER ZONE AND PLANTING STRIP FILL IN OPENINGS IN THE EXISTING TREE LINE WITH EVERGREENS
EDGE OF WETLANDS
PROPOSED WATER QUALITY SWALE 'A' (SEE DETAIL SECTION 'A-A')
EXISTING DECIDUOUS & EVERGREEN TREES TO REMAIN. PLANT ADDITIONAL EVERGREEN TREES, WHERE NECESSARY TO FILL IN.
REMAINS OF STONE RETAINING WALL
EXPANDED PAVEMENT AREA
FOUR (4) PROPOSED "CONTRACT CARS ONLY" SIGN
MAINTAIN EXISTING EDGE OF PAVEMENT
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS
PROPOSED 8'x12' DUMPSTER
CURRENT USE: WAREHOUSE
INNER RESIDENTIAL AND AGRICULTURAL DISTRICT
BUSINESS HIGHWAY DISTRICT
EXISTING SIGN TO BE RELOCATED
NEW LOCATION OF EXISTING SIGN
CURRENT FIRST FLOOR USE: RETAIL
CURRENT SECOND FLOOR USE: OFFICE
PROPOSED INTERIOR CONVERSION FROM WAREHOUSE TO OFFICE SPACE
CURRENT USE: WAREHOUSE
100' BUFFER LINE FROM EDGE OF WETLANDS
PROPOSED "ONE WAY DO NOT ENTER" SIGN
USE SYNTHETIC INDUSTRIES SLOPE STABILIZATION, LANLOK TRM 45D, IN THIS AREA OF PROPOSED WATER QUALITY SWALE 'A'
PROPOSED HANDICAP PARKING SIGN (SEE DETAIL SHEET)
PROPOSED LANDSCAPE (TYP.)
SETBACK LINE (TYPICAL)
EXIST. CONC. RETAINING WALL
PROPOSED STAIRS
TRANSFORMER ON CONC. PAD
PROPOSED WATER QUALITY SWALE 'B' (SEE DETAIL SECTION 'B-B')
CONVERT EXISTING CATCHBASIN TO DMH
PROPOSED 12"RCP
(PUBLIC - 50' WIDE) COUNTY LAYOUT OF 1976
GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80
METERS 0 5 10 20 40
REVISIONS
NO. | DATE | DESCRIPTION | BY | CHK'D
DWG. No. 2985MAIN
LANDSCAPING PLAN
LOCATED IN
TOPSFIELD, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
MAXFIELD REALTY TRUST
SCALE: 1"=20' DATE: MARCH 4, 1998
MERIDIAN
ENGINEERING, INC.
98 HIGH STREET
DANVERS, MASSACHUSETTS 01923
TELEPHONE: (978) 739-9130
SHEET No. 3 OF 4
PROJECT No. 2985