

**OWNER/APPLICANT:**  
 NEW MEADOWS DEVELOPMENT, LLC  
 60 NORTH MAIN STREET  
 MIDDLETON, MA 01949

**TOTAL PARCEL AREA** 356,838± S.F.  
 8.2± ACRES

**ABBREVIATIONS**

|       |                             |
|-------|-----------------------------|
| BVW   | BORDERING VEGETATED WETLAND |
| CB    | CATCH BASIN                 |
| CCB   | CAPE COD BERM               |
| CONC  | CONCRETE                    |
| CP    | CENTER POINT                |
| DBL   | DOUBLE                      |
| DMH   | DRAIN MANHOLE               |
| EP    | EDGE OF PAVEMENT            |
| ELEV  | ELEVATION                   |
| EXIST | EXISTING                    |
| FA    | FOOTPRINT AREA              |
| N/F   | NOW OR FORMERLY             |
| OHW   | OVERHEAD WIRES              |
| PROP  | PROPOSED                    |
| RET   | RETAINING                   |
| SD    | SITE DISTANCE               |
| SF    | SQUARE FEET                 |
| SGC   | SLOPED GRANITE CURB         |
| ST    | STREET                      |
| TYP   | TYPICAL                     |
| WF    | WETLAND FLAG                |

**SUBDIVISION WAIVERS REQUESTED:**

|   | REQUIRED | PROVIDED      |
|---|----------|---------------|
| 1. ROADWAY WIDTH  | 26 FT.   | 24 FT.        |
| 2. PAVEMENT WIDTH   | 28 FT.   | 26 FT.        |
| 3. GRASS STRIP  | 7-12 FT  | VARYING       |
| 4. SIDE SLOPES  | 4H:1V    | 3H:1V OR WALL |
| 5. MODIFY TYPICAL ROAD CROSS SECTION FOR WETLAND CROSSING |          |               |
| 6. USE OVERHEAD WIRES                                     |          |               |
| 7. NO LIGHT POLES   |          |               |
| 8. PRIVATE WELLS  |          |               |
| 9. TURNAROUND ROW RADIUS                                  | 120 FT   | 55 FT         |
| 10. TURNAROUND PAVEMENT RADIUS                            | 110 FT   | 50 FT         |
| 11. TURNAROUND ISLAND RADIUS                              | 85 FT    | 22.5 FT       |

**ANTICIPATED PERMITS:**

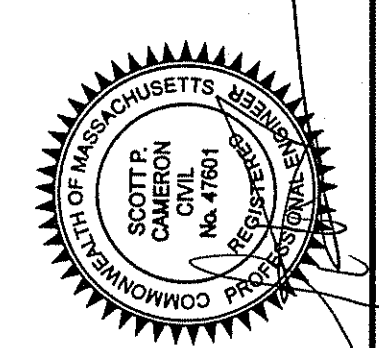
- FORM C: DEFINITIVE SUBDIVISION
- WPA FORM 3A: NOTICE OF INTENT
- TOPSFIELD STORMWATER AND EROSION CONTROL PERMIT
- EPA NPDES PERMIT

**DIMENSIONAL TABLE FOR INNER RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (IRA)**

| SETBACK               | REQUIRED                 |
|-----------------------|--------------------------|
| AREA                  | 40,000 SF                |
| FRONTAGE              | 150 FT.                  |
| DEPTH                 | 150 FT.                  |
| WIDTH                 | 120 FT. AT BUILDING LINE |
| FRONT                 | 20 FT.                   |
| SIDE                  | 15 FT.                   |
| REAR                  | 40 FT.                   |
| HEIGHT/STORIES        | 35 FT./2.5               |
| MAXIMUM BUILDING AREA | 25%                      |
| MINIMUM OPEN SPACE    | 50%                      |

**ZONING TABLE NOTE:**  
 1. EACH LOT MUST FIT A 100' DIAMETER CIRCLE WHERE ONLY 10% OF THE CIRCLE IS WITHIN THE BUFFER ZONE TO A WETLAND RESOURCE AREA.

**The Morin-Cameron GROUP, INC.**  
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
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**REVISIONS**

| NO. | DESCRIPTION             | DATE    | BY |
|-----|-------------------------|---------|----|
| 1   | PLANNING BOARD COMMENTS | 5/19/15 |    |

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**PRELIMINARY SUBDIVISION PLAN OF LAND**  
 LOCATED AT  
**57 PERKINS ROW**  
 (ASSESSOR'S MAP 96, LOT 25)  
 TOPSFIELD, MASSACHUSETTS

**SITE LAYOUT PLAN**  
 DRAWING NO.  
**1 OF 4**