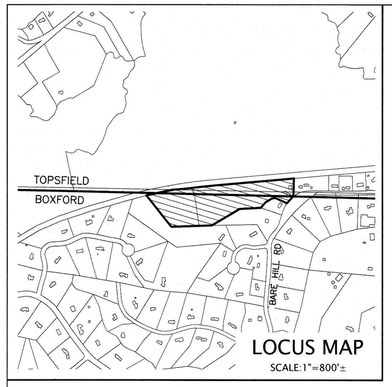


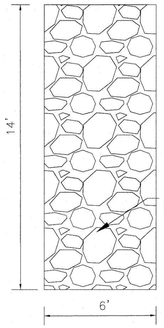
LOCUS MAP
SCALE: 1"=800'±

ZONING DISTRICT: RESIDENCE –AGRICULTURAL DISTRICT (R–A)

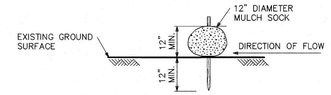
MINIMUM LOT AREA = 2 ACRES
MINIMUM LOT FRONTAGE = 250 FEET
FRONT YARD SETBACK= 50 FEET
SIDE YARD SETBACK = 25 FEET
REAR YARD SETBACK = 25 FEET
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING HEIGHT = 3 STORIES

ZONING DISTRICT: IRA

MINIMUM LOT AREA = 87,120 S.F.
MINIMUM LOT FRONTAGE = 200 FEET
MINIMUM LOT DEPTH = 150 FEET
FRONT YARD SETBACK= 20 FEET
SIDE YARD SETBACK = 15 FEET
REAR YARD SETBACK = 40 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING HEIGHT = 2.5 STORIES
MAXIMUM BUILDING AREA = 25%
MINIMUM OPEN SPACE = 50%



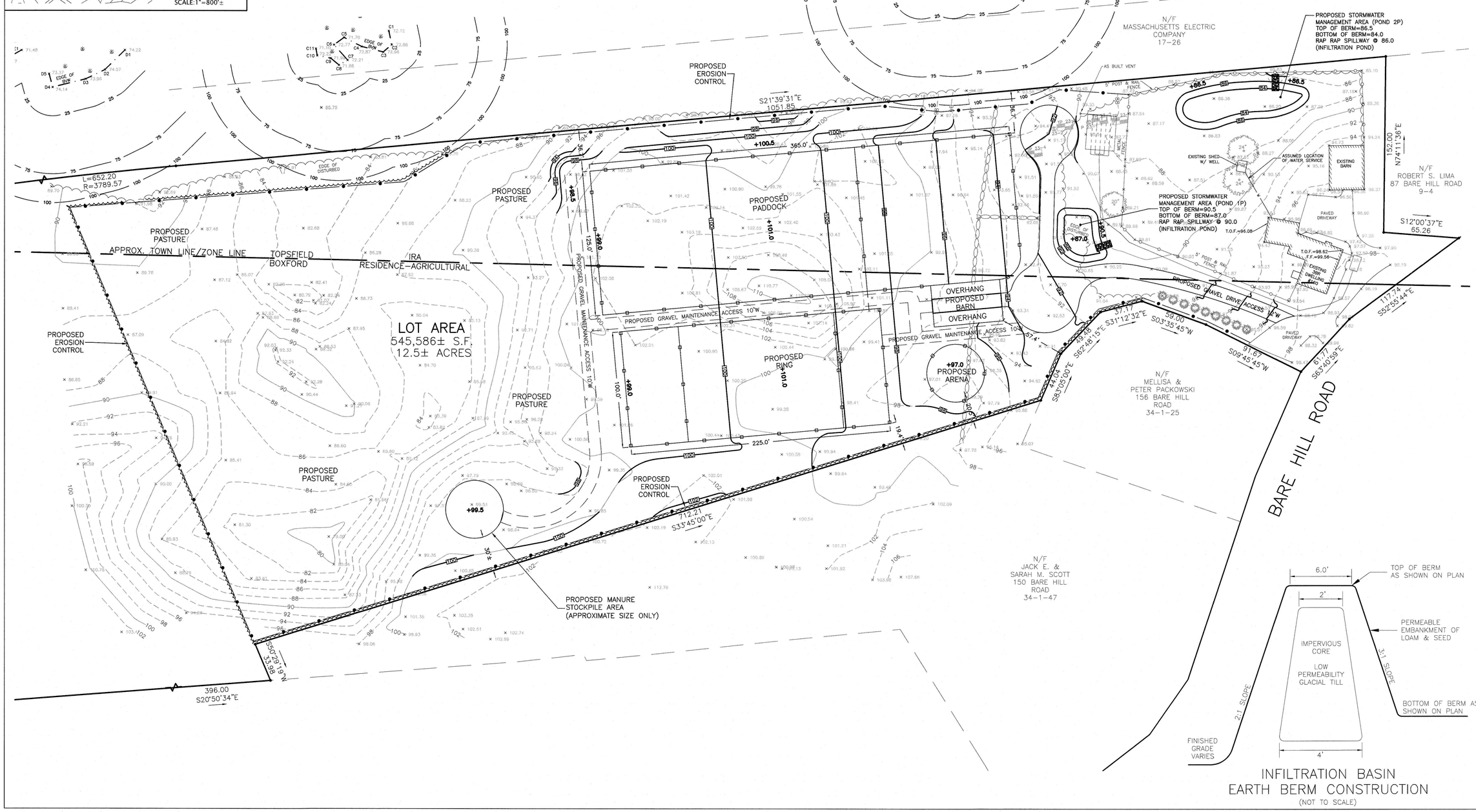
RIP RAP SPILLWAY DETAIL
(NOT TO SCALE)



MULCH SOCK DETAIL
(NOT TO SCALE)

LEGEND OF SYMBOLS

EXISTING	DESCRIPTION
100	CONTOUR
× 100.00	SPOT ELEVATION
	SOIL TEST PIT
	SOIL PERCOLATION TEST
	EDGE OF PAVEMENT
	STONE WALL
	EDGE OF DISTURBED
+B10	WETLAND FLAG NUMBER W/MARKER
B10	LIMIT OF BORDERING VEGETATED WETLANDS (BVW)
25	LIMIT OF 25' BUFFER FROM BVW
75	LIMIT OF 75' BUFFER FROM BVW
100	LIMIT OF 100' BUFFER FROM BVW



INFILTRATION BASIN
EARTH BERM CONSTRUCTION
(NOT TO SCALE)

W & S WILLIAMS & SPARAGES
ENGINEERS, SCIENTISTS, SURVEYORS
183 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8089
WSENGINEERS.COM

Owner/Applicant:
Lee Katz & Cameron Mayer
160 Bare Hill Road
Boxford, MA 01921
Phone: 617-655-4186
Email: Lkatz212@gmail.com

Designed By: SML
Drawn By: SML
Reviewed By: TAA
Project Manager: TAA
Project File Number: BOXF-0110A
Drawing File Folder: BOXF-0110

☐ Drawing Issued for Review
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

COMMONWEALTH OF MASSACHUSETTS
PETER M. BLASDELL JR.
No. 41813

PERMIT SITE PLAN

160 BARE HILL ROAD, BOXFORD/TOPSFIELD, MA
ASSESSORS PARCEL ID: 34-01-26 BOXFORD & 9-3 TOPSFIELD

0' 20' 40' 80'
SCALE: 1"=40'

SEPTEMBER 19, 2023

DRAWING: SP1.1

SHEET 1 OF 1

12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

P:\BOXF-0110\CIVil\160 Bare Hill Road\Drawings\SP\Mayer\MP\SP2.dwg, 10/3/2023 12:03:39 PM, PMB