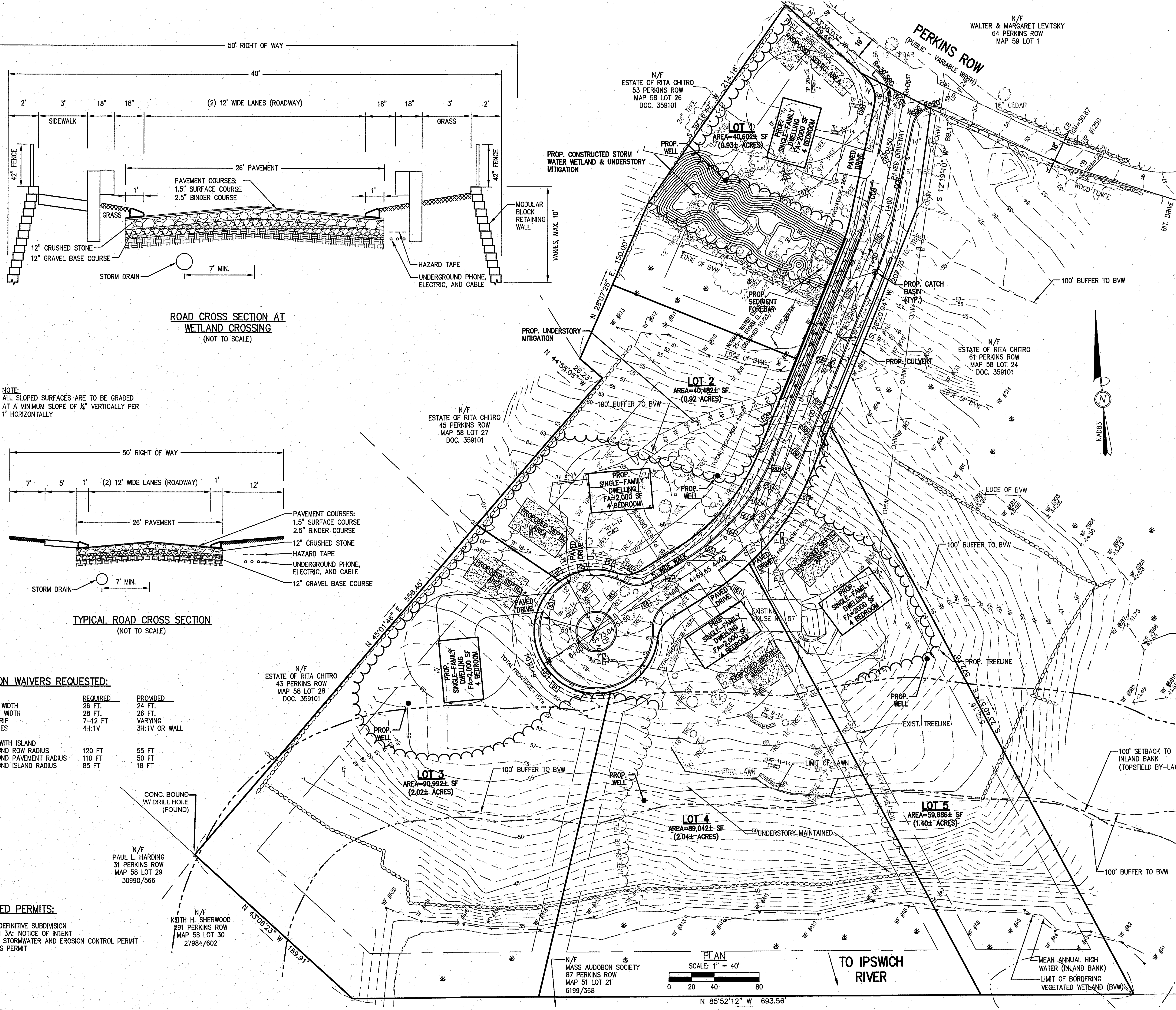


ROAD CROSS SECTION AT WETLAND CROSSING

(NOT TO SCALE)

NOTE:
ALL SLOPED SURFACES ARE TO BE GRADED AT A MINIMUM SLOPE OF ¼" VERTICALLY PER 1' HORIZONTALLY

TYPICAL ROAD CROSS SECTION

(NOT TO SCALE)

PLAN

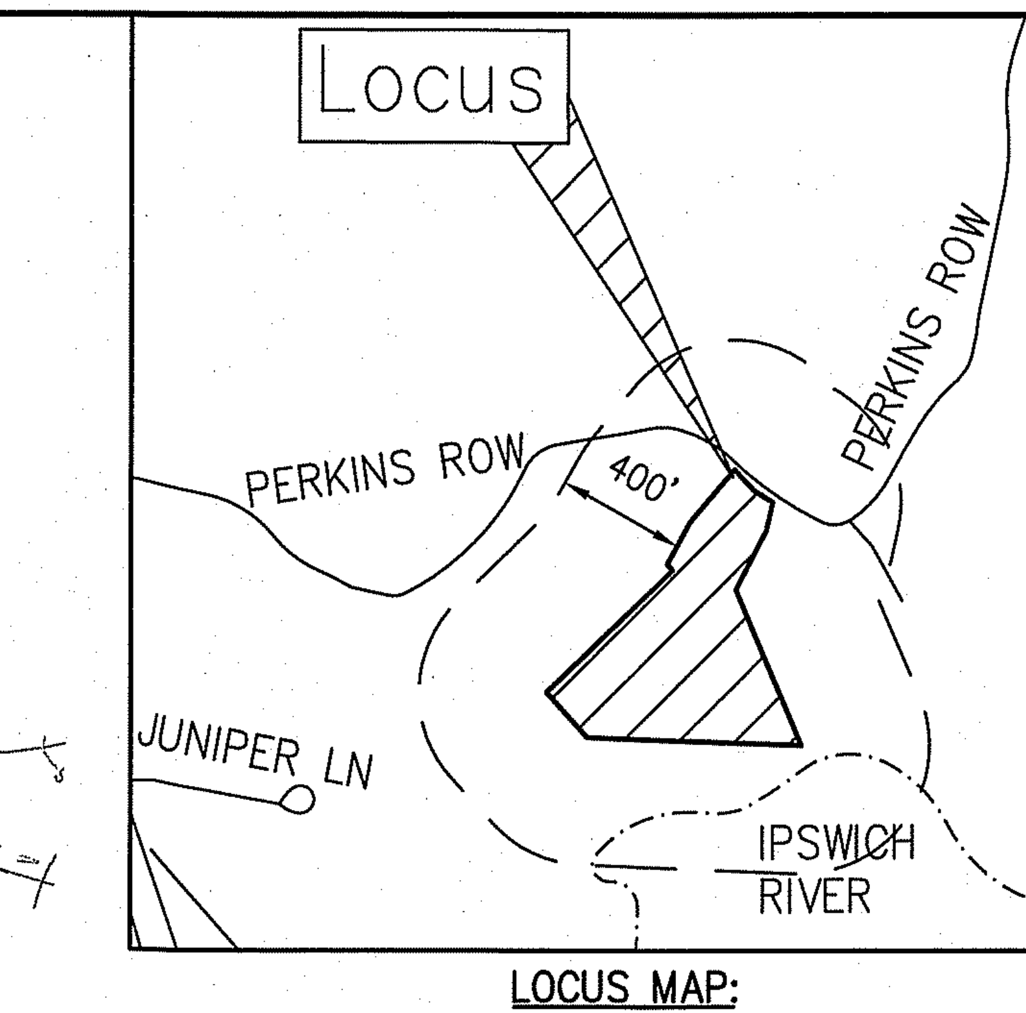
SCALE: 1" = 40'

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
	CUL-DE-SAC WITH ISLAND		
5.	TURNAROUND ROW RADIUS	120 FT	55 FT
6.	TURNAROUND PAVEMENT RADIUS	110 FT	50 FT
7.	TURNAROUND ISLAND RADIUS	85 FT	18 FT

ANTICIPATED PERMITS:

1. FORM C: DEFINITIVE SUBDIVISION
2. WPA FORM 3A: NOTICE OF INTENT
3. TOPSFIELD STORMWATER AND EROSION CONTROL PERMIT
4. EPA NPDES PERMIT



LOCUS MAP:

1" = 600'±

OWNER/APLLICANT:

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

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
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01983
P: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM

COMMONWEALTH OF MASSACHUSETTS
SCOTT P. CAMERON
CIVIL
No. 47901
REGISTERED PROFESSIONAL ENGINEER

SURVEY BY: DY/RR
DRAFTED BY: PY/SPC
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1"=40'
DATE: MARCH 10, 2015

REVISIONS

NO.	DESCRIPTION	DATE
-	- -	-

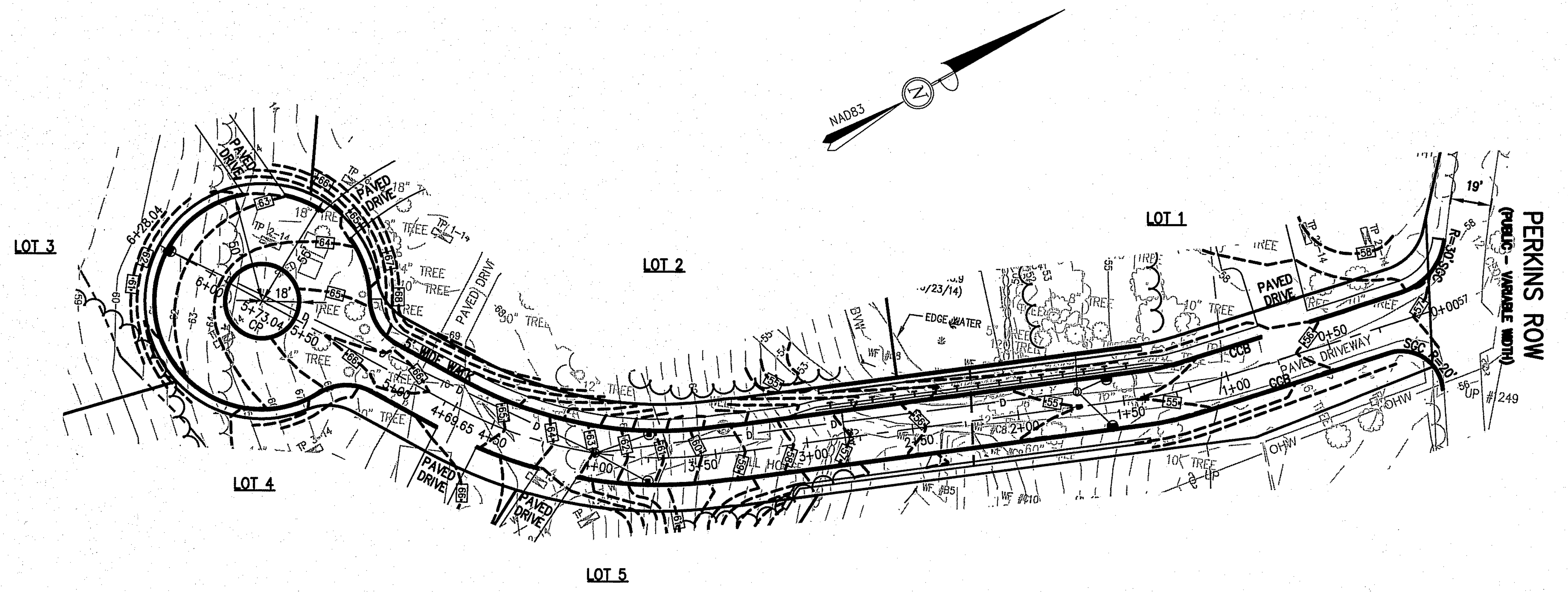
PRELIMINARY SUBDIVISION PLAN OF LAND

LOCATED AT
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS

SITE LAYOUT PLAN

DRAWING NO.
1 OF 4

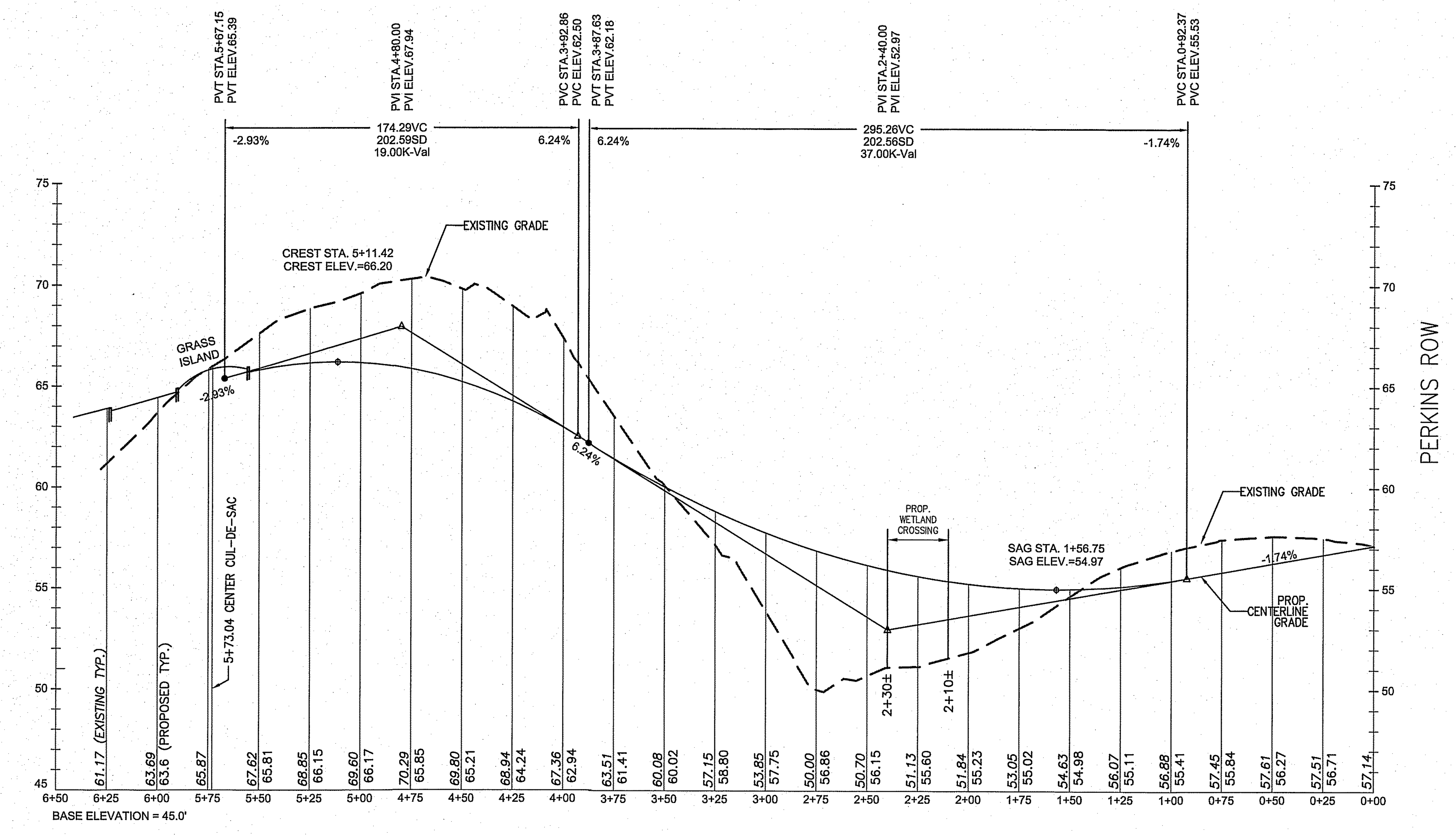
PROJ. #3274



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

ABBREVIATIONS

BVW	BORDERING VEGETATED WETLAND
CB	CATCH BASIN
CONC	CONCRETE
CP	CENTER POINT
DBL	DOUBLE
DMH	DRAIN MANHOLE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EXIST	EXISTING
N/F	NOW OR FORMERLY
OHE	OVERHEAD ELECTRIC
PROP	PROPOSED
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENCY
RET	RETAINING
SD	SITE DISTANCE
SGC	SLOPED GRANITE CURB
STA	STATION
TYP	TYPICAL
VC	VERTICAL CURVE
WF	WETLAND FLAG



PROPOSED ROAD
PROFILE
SCALE: 1" = 40' (HOR)
1" = 4' (VERT)
0 20 40 80

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No. 47601

SURVEY BY: DY/RR
DRAFTED BY: PY/SPC
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1"=40'
DATE: MARCH 10, 2015

REVISIONS

NO.	DESCRIPTION	DATE
–	– –	–

PRELIMINARY SUBDIVISION
PLAN OF LAND
LOCATED AT
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS

PLAN
&
PROFILE

DRAWING NO.
2 OF 4

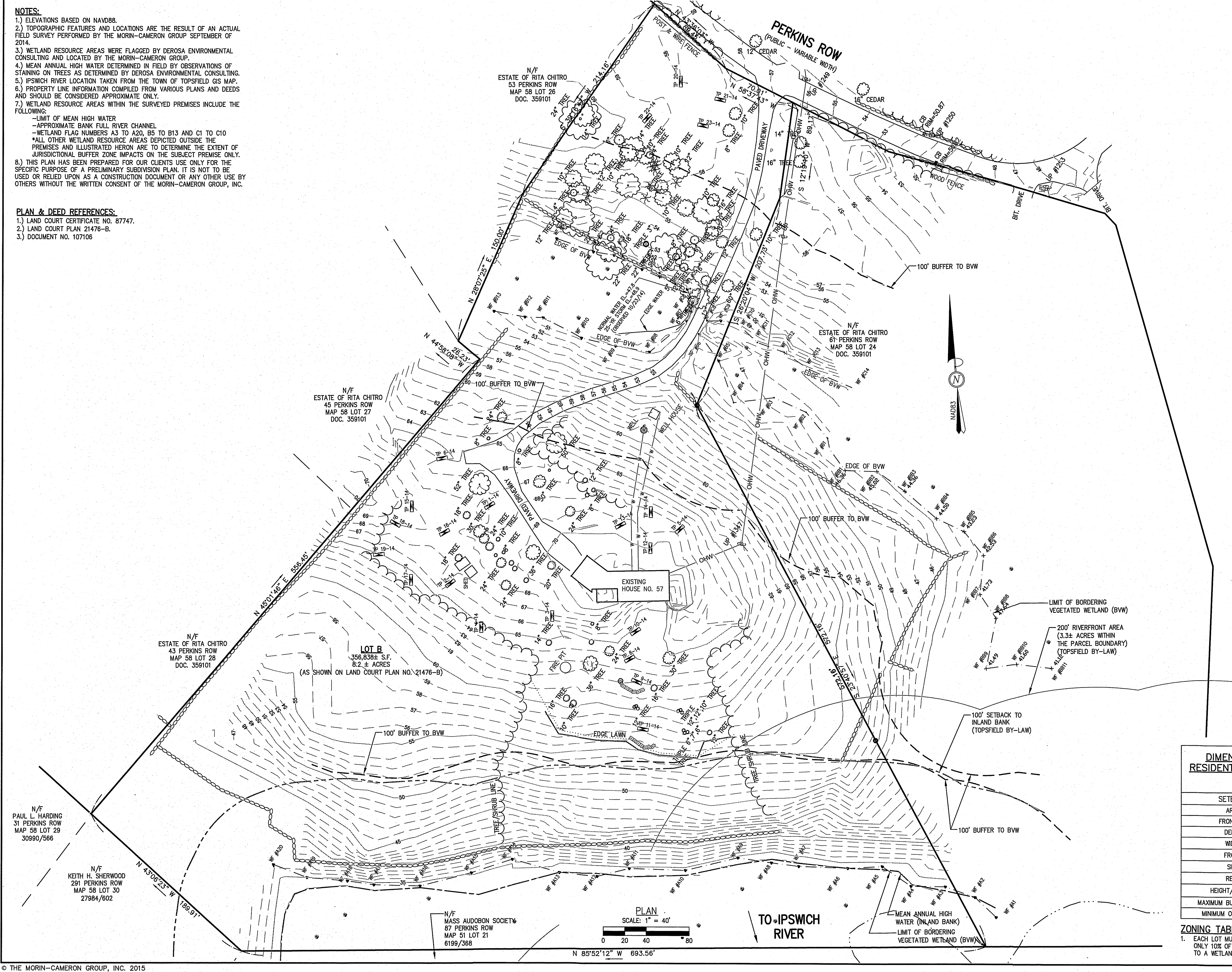
PROJ. #3274

NOTES:

1.) ELEVATIONS BASED ON NAVD88.
2.) TOPOGRAPHIC FEATURES AND LOCATIONS ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THE MORIN–CAMERON GROUP SEPTEMBER OF 2014.
3.) WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL CONSULTING AND LOCATED BY THE MORIN–CAMERON GROUP.
4.) MEAN ANNUAL HIGH WATER DETERMINED IN FIELD BY OBSERVATIONS OF STAINING ON TREES AS DETERMINED BY DEROSA ENVIRONMENTAL CONSULTING.
5.) IPSWICH RIVER LOCATION TAKEN FROM THE TOWN OF TOPSFIELD GIS MAP.
6.) PROPERTY LINE INFORMATION COMPILED FROM VARIOUS PLANS AND DEEDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
7.) WETLAND RESOURCE AREAS WITHIN THE SURVEYED PREMISES INCLUDE THE FOLLOWING:
    –LIMIT OF MEAN HIGH WATER
    –APPROXIMATE BANK FULL RIVER CHANNEL
    –WETLAND FLAG NUMBERS A3 TO A20, B5 TO B13 AND C1 TO C10
    *ALL OTHER WETLAND RESOURCE AREAS DEPICTED OUTSIDE THE PREMISES AND ILLUSTRATED HERON ARE TO DETERMINE THE EXTENT OF JURISDICTIONAL BUFFER ZONE IMPACTS ON THE SUBJECT PREMISE ONLY.
8.) THIS PLAN HAS BEEN PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF A PRELIMINARY SUBDIVISION PLAN. IT IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN–CAMERON GROUP, INC.

PLAN & DEED REFERENCES:

1.) LAND COURT CERTIFICATE NO. 87747.
2.) LAND COURT PLAN 21476–B.
3.) DOCUMENT NO. 107106



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.

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SCOTT P. CAMERON
CIVIL
No. 47601

SURVEY BY: DY/RR
DRAFTED BY: PY/SPC
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1"=40'
DATE: MARCH 10, 2015

REVISIONS

NO.	DESCRIPTION	DATE
–	– –	–

PROPOSED DEFINITIVE SUBDIVISION PLAN OF LAND

LOCATED AT
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS

EXISTING SITE CONDITIONS

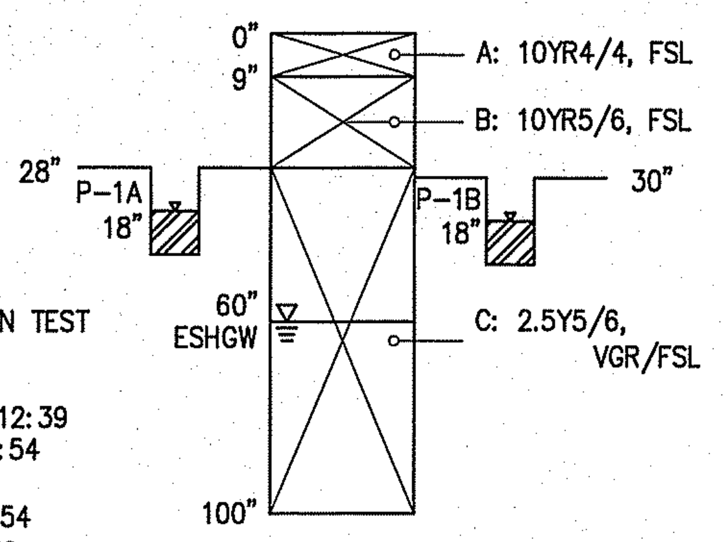
DRAWING NO.
3 OF 4

PROJ. #3274

SOIL LOGS

DATE PERFORMED: JULY 21ST – JULY 31ST, 2014
PERFORMED BY: SCOTT P. CAMERON, SE #3024
WITNESSED BY: JOHN COULON, TOPSFIELD BOH

TP 01–14



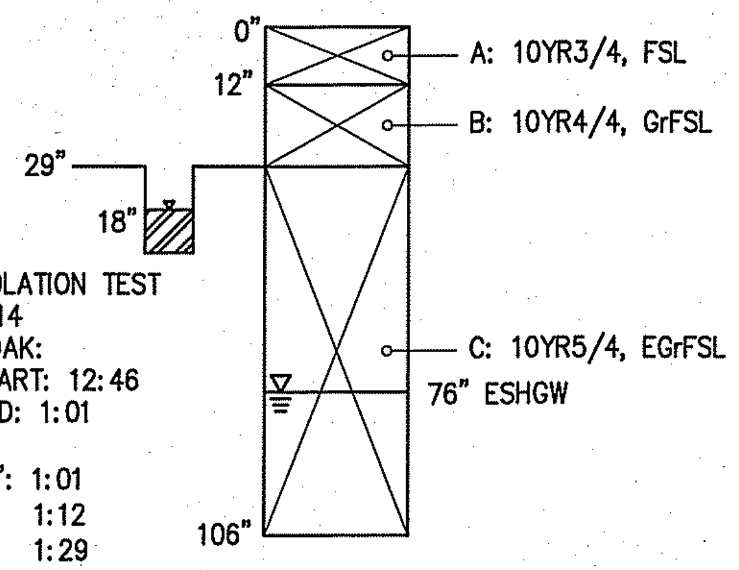
PERCOLATION TEST
P–1A–14
PRESOAK:
START: 9:45
END: 10:00
TEST:
12": 10:00
9": 10:30
6": 11:25

RATE: 19 MPI

PERCOLATION TEST
P–1B–14
PRESOAK:
START: 12:39
END: 12:54
TEST:
12": 12:54
9": 1:30
6": 2:25

RATE: 20 MPI

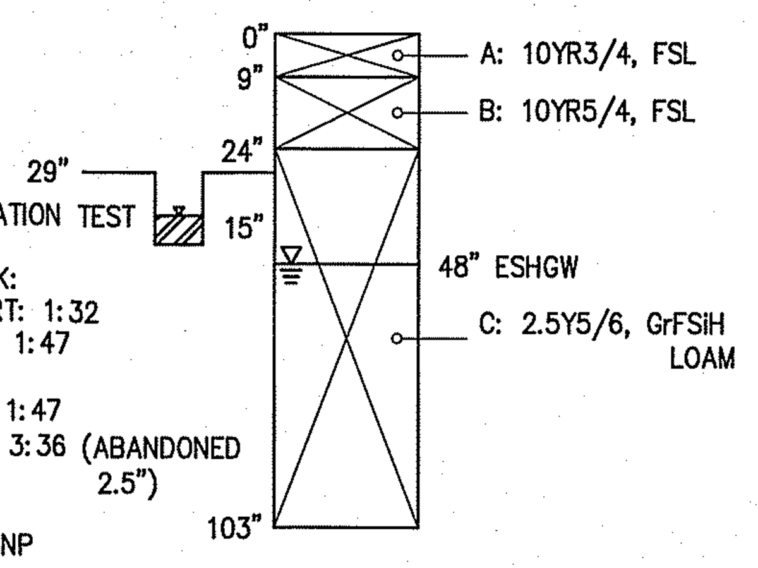
TP 02–14



PERCOLATION TEST
P–2–14
PRESOAK:
START: 12:46
END: 1:01
TEST:
12": 1:01
9": 1:12
6": 1:29

RATE: 6 MPI

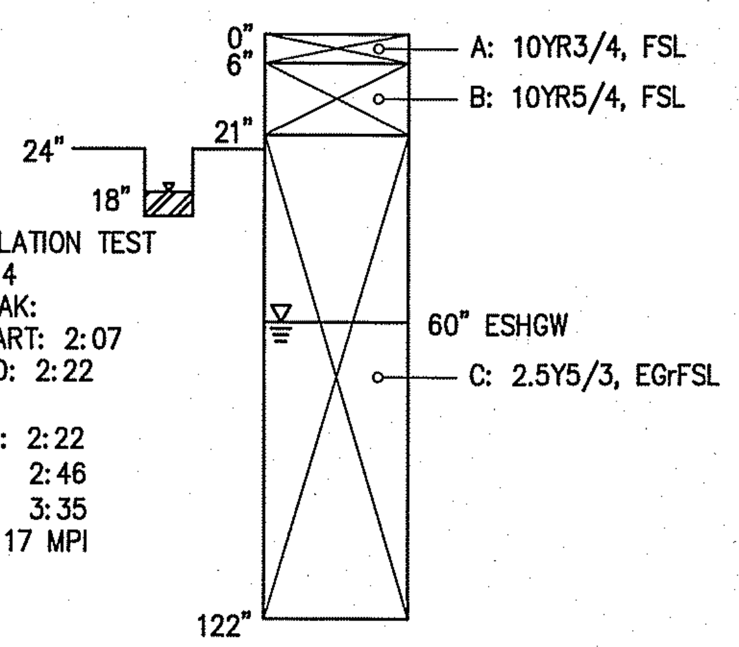
TP 03–14



PERCOLATION TEST
P–3–14
PRESOAK:
START: 1:32
END: 1:47
TEST:
12": 1:47
9": 3:36 (ABANDONED 2.5")
6":

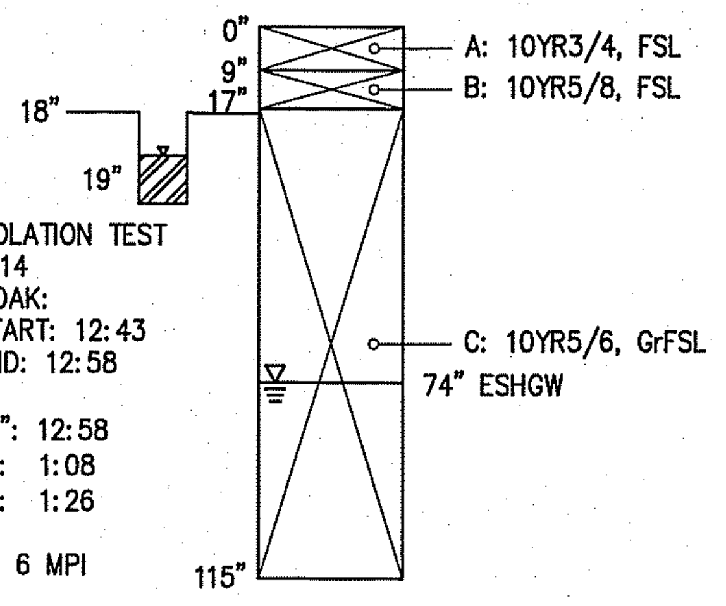
RATE: DNP

TP 04–14



PERCOLATION TEST
P–4–14
PRESOAK:
START: 2:07
END: 2:22
TEST:
12": 2:22
9": 2:46
6": 3:35
RATE: 17 MPI

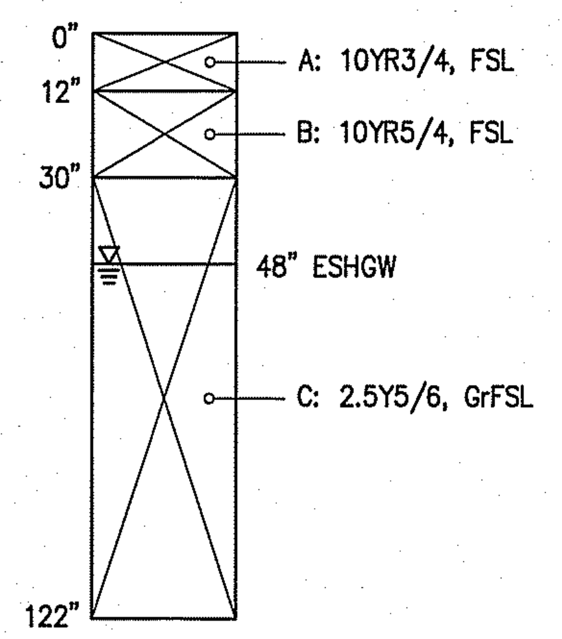
TP 05–14



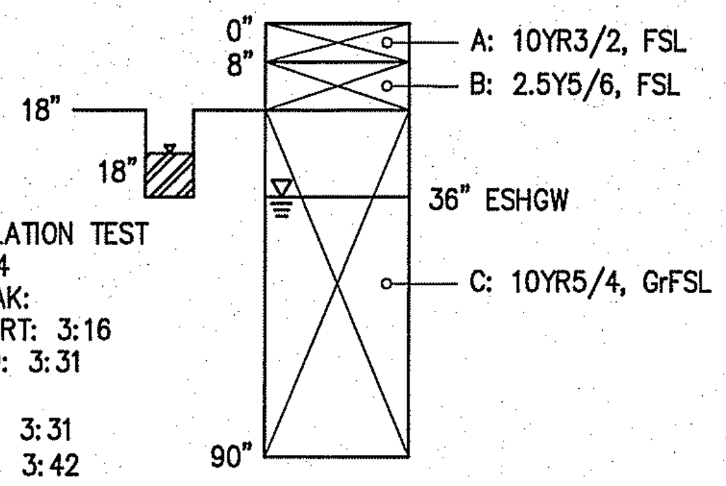
PERCOLATION TEST
P–5–14
PRESOAK:
START: 12:43
END: 12:58
TEST:
12": 12:58
9": 1:08
6": 1:26

RATE: 6 MPI

TP 06–14



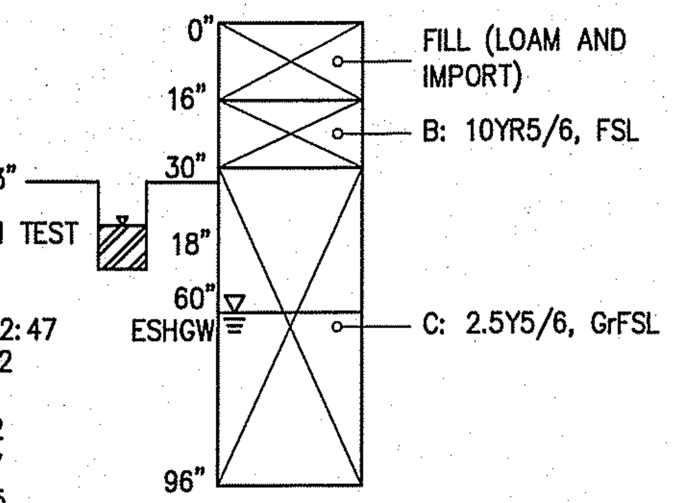
TP 07–14



PERCOLATION TEST
P–7–14
PRESOAK:
START: 3:16
END: 3:31
TEST:
12": 3:31
9": 3:42
6": 4:06

RATE: 8 MPI

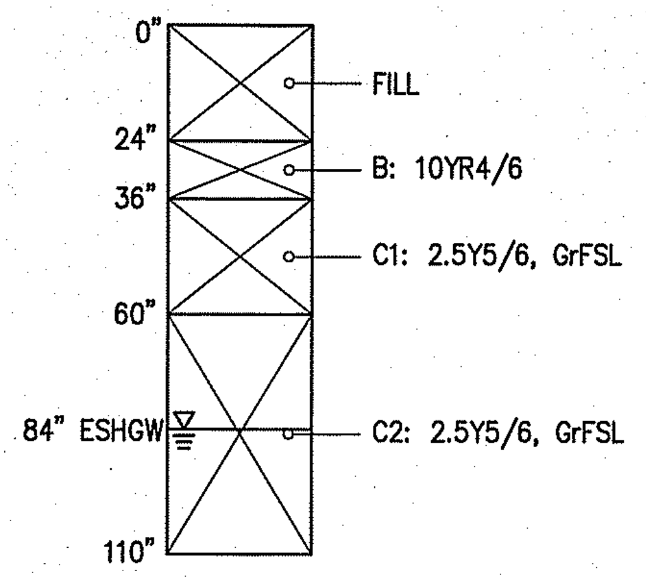
TP 08–14



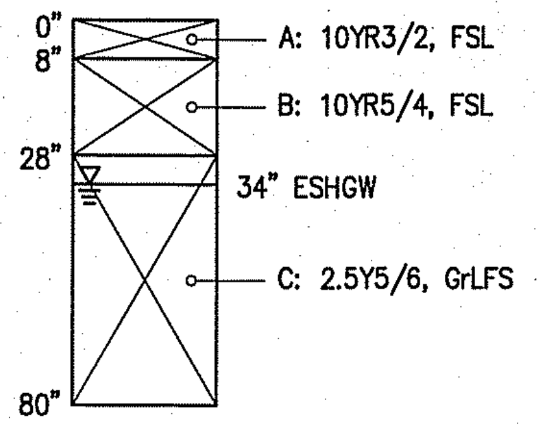
PERCOLATION TEST
P–8–14
PRESOAK:
START: 12:47
END: 1:02
TEST:
12": 1:02
9": 1:17
6": 1:45

RATE: 10 MPI

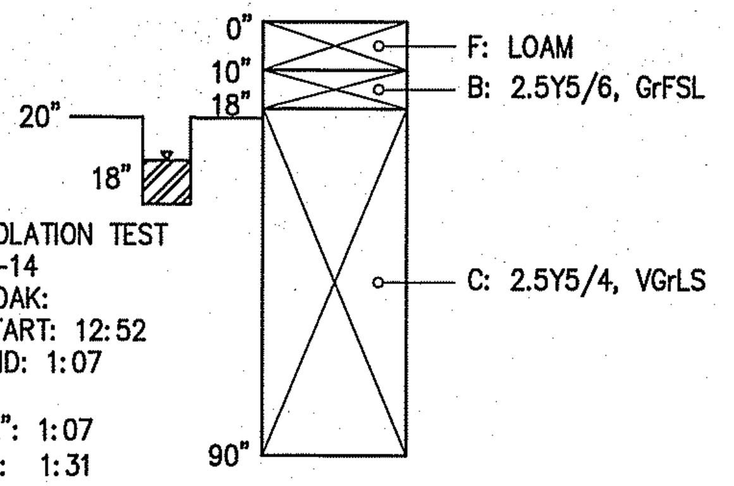
TP 09–14



TP 10–14



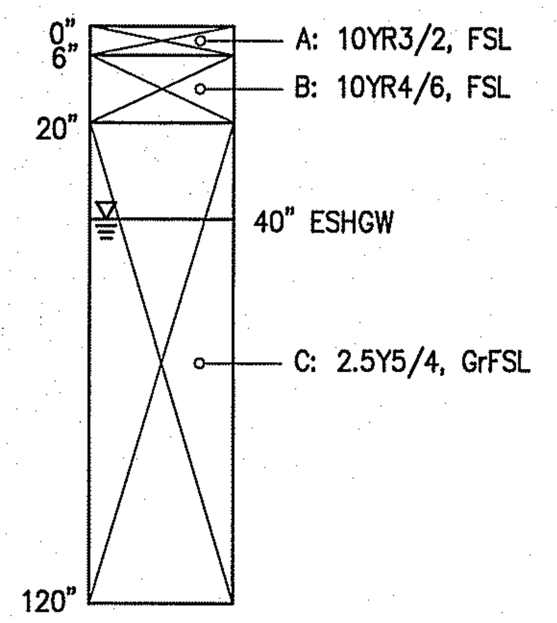
TP 11–14



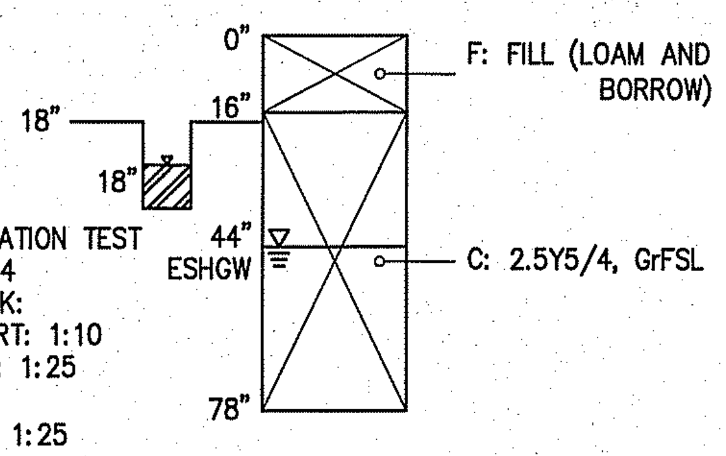
PERCOLATION TEST
P–11–14
PRESOAK:
START: 12:52
END: 1:07
TEST:
12": 1:07
9": 1:31
6": 2:17

RATE: 16 MPI

TP 12–14



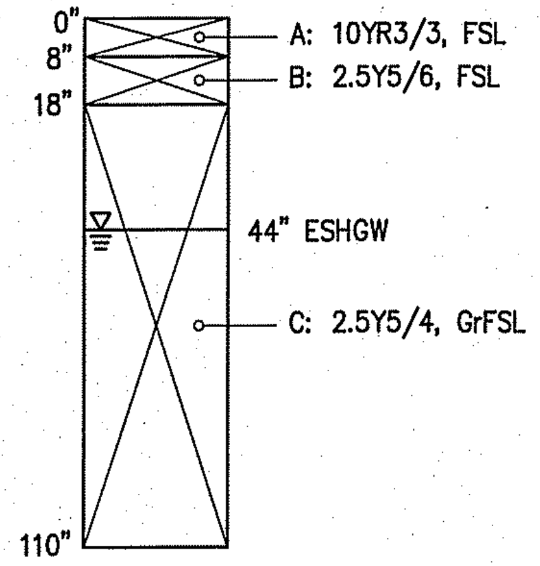
TP 13–14



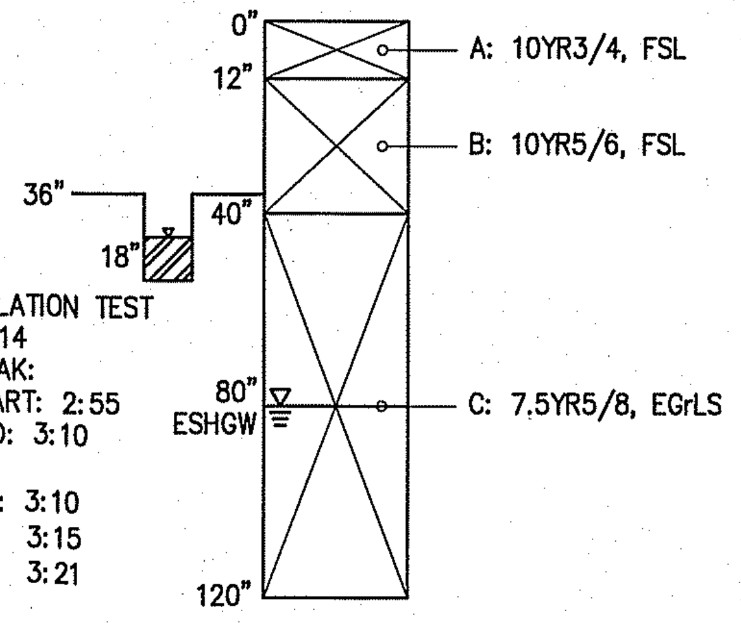
PERCOLATION TEST
P–13–14
PRESOAK:
START: 1:10
END: 1:25
TEST:
12": 1:25
9": 1:46
6": 2:28

RATE: 14 MPI

TP 14–14



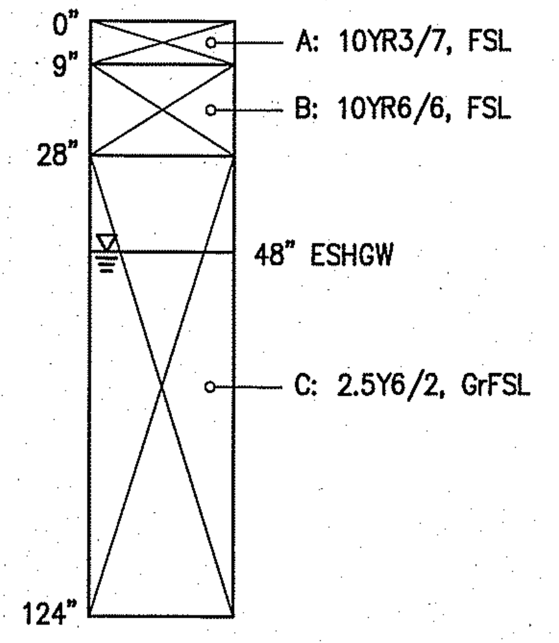
TP 15–14



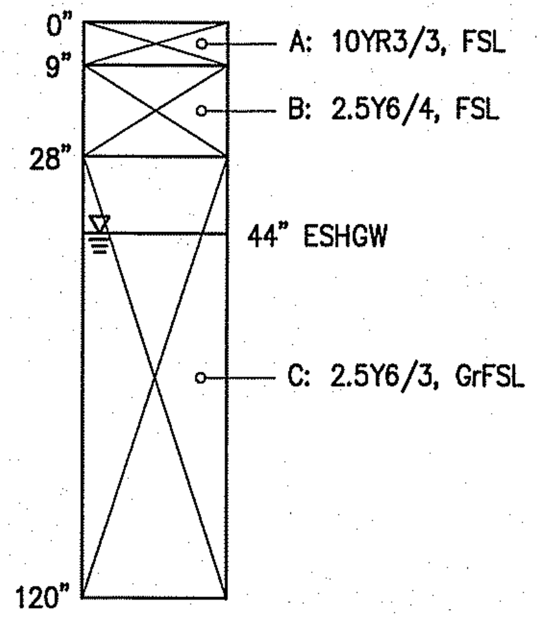
PERCOLATION TEST
P–15–14
PRESOAK:
START: 2:55
END: 3:10
TEST:
12": 3:10
9": 3:15
6": 3:21

RATE: 2 MPI

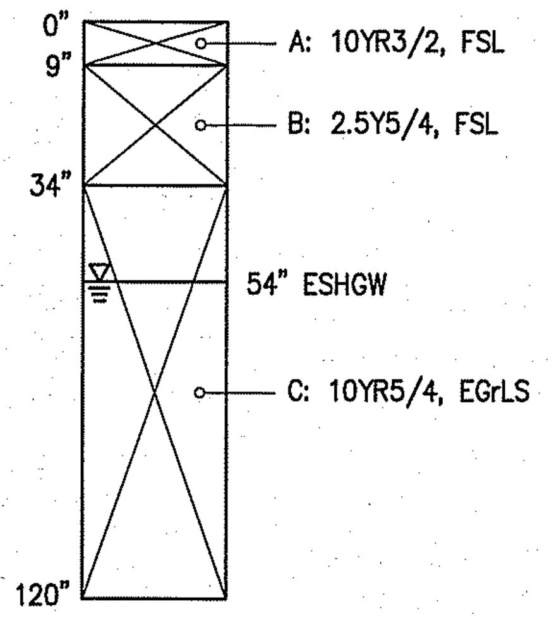
TP 16–14



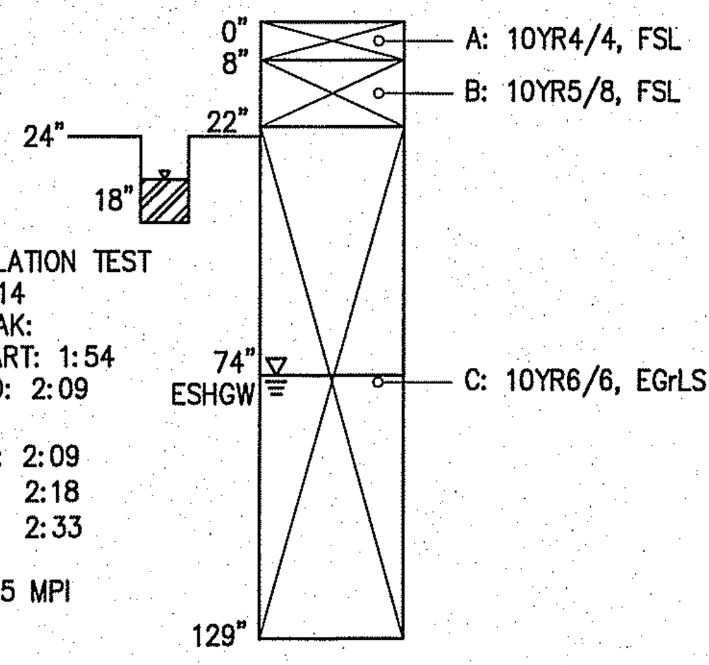
TP 17–14



TP 18–14



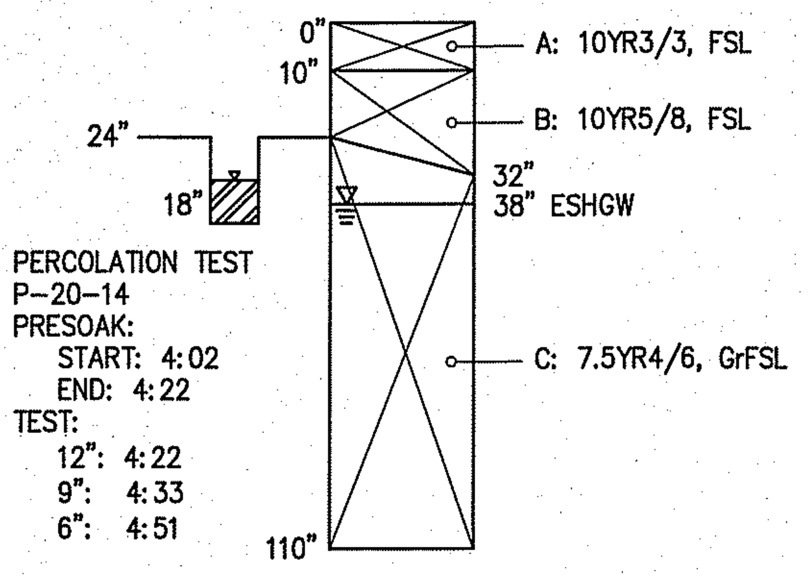
TP 19–14



PERCOLATION TEST
P–19–14
PRESOAK:
START: 1:54
END: 2:09
TEST:
12": 2:09
9": 2:18
6": 2:33

RATE: 5 MPI

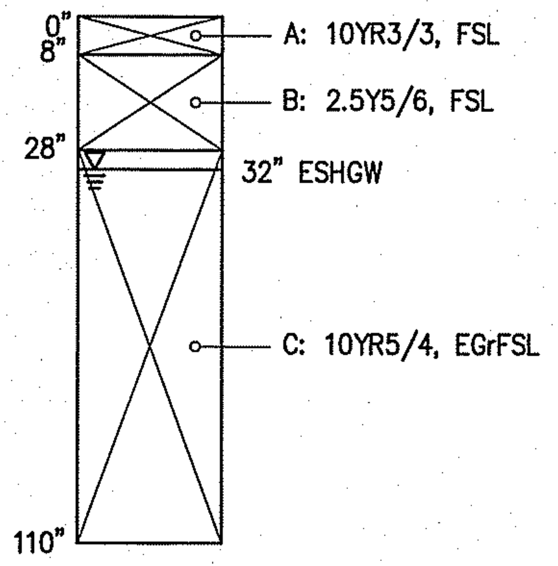
TP 20–14



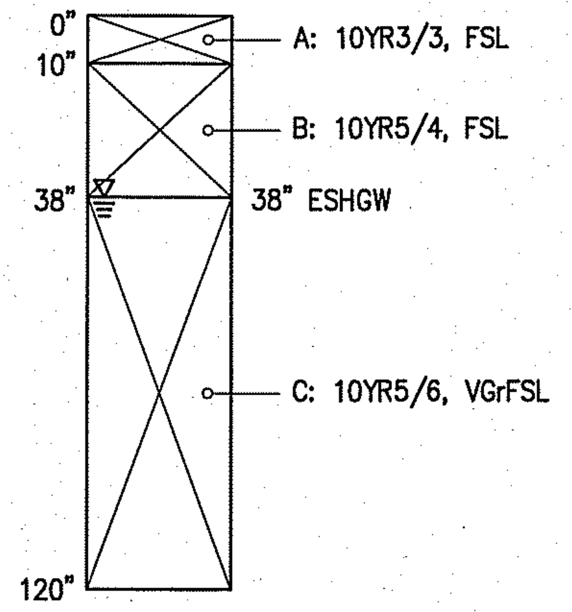
PERCOLATION TEST
P–20–14
PRESOAK:
START: 4:02
END: 4:22
TEST:
12": 4:22
9": 4:33
6": 4:51

RATE: 6 MPI

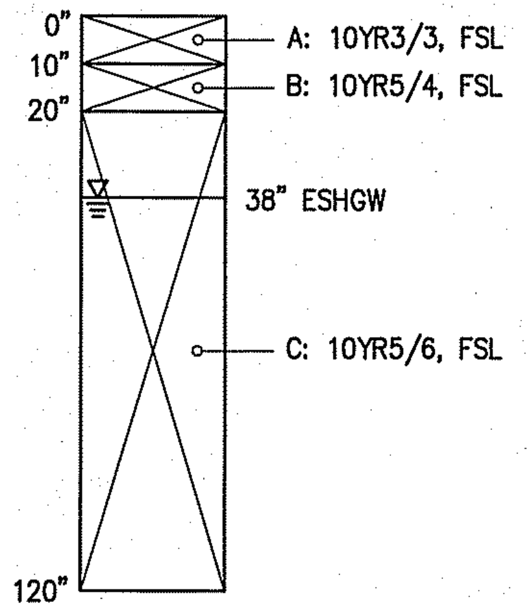
TP 21–14



TP 22–14



TP 23–14



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PRELIMINARY SUBDIVISION
PLAN OF LAND
LOCATED AT
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS

SOIL LOGS

DRAWING NO.
4 OF 4

PROJ. #3274