

DEFINITIVE SUBDIVISION PLAN OF LAND

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

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: JUNE 16, 2015

REVISED THROUGH: NOVEMBER 11, 2015

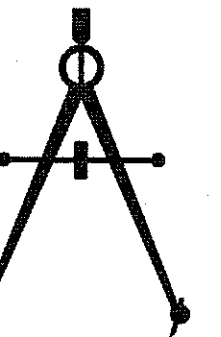
SCALE: 1"=40'

REVISED: OCTOBER 6, 2015

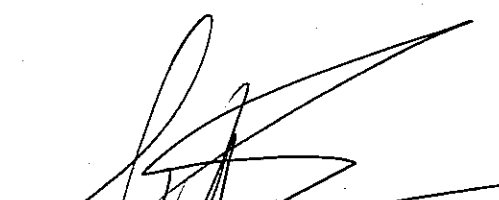
ZONING DISTRICT: INNER RESIDENTIAL AND
AGRICULTURAL (IRA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-887-8580, F: 978-887-3480, W: WWW.MORINCAMERON.COM



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.


MASSACHUSETTS REGISTERED
PROFESSIONAL
11/11/15
DATE

I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

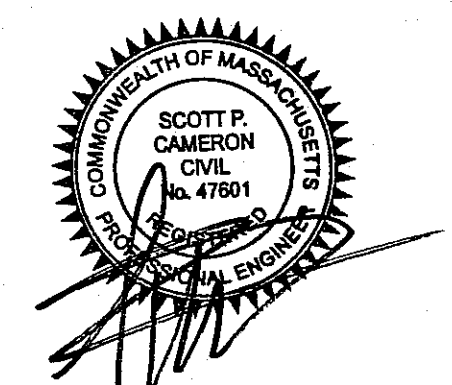
DATE OF APPLICATION: JUNE 16, 2015

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



COVER SHEET

DRAWING NO.

1 OF 10

PROJ. #3274
DRAWING: 3274 MAIN

FOR REGISTRY USE ONLY

SCHEDULE OF PLAN SET DRAWINGS:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 LOTTING PLAN
- 4 SITE PLAN
- 5 ROAD PLAN & PROFILE
- 6 ROAD LAYOUT & CROSS SECTIONS
- 7 CONSTRUCTION DETAILS
- 8 CONSTRUCTION DETAILS
- 9 CONSTRUCTION DETAILS
- 10 SOIL TEST LOGS

ABBREVIATIONS

APPROX APPROXIMATE
APR APRON
BIT BITUMINOUS
BVW BORDERING VEGETATED WETLAND
CB CATCH BASIN
CCB CAPE COD BERM
CONC CONCRETE
CP CENTER POINT
DBL DOUBLE
DI DUCTILE IRON
DIA DIAMETER
DMH DRAIN MANHOLE
DOC DOCUMENT
EP EDGE OF PAVEMENT
ELEV ELEVATION
EXIST EXISTING
FA FOOTPRINT AREA
FT FEET
HDPE HIGH DENSITY POLYETHYLENE
MIN MINIMUM
MOD MODULAR
N/F NOW OR FORMERLY
NO NUMBER
OHV OVERHEAD WIRES
PROP PROPOSED
REQ'D REQUIRED
RET RETAINING
SD SITE DISTANCE
SF SQUARE FEET
SGC SLOPED GRANITE CURB
SQ SQUARE
ST STREET
TP TEST PIT
TYP TYPICAL
WF WETLAND FLAG

LEGEND

CONTOURS
MAJOR
MINOR
SPOT GRADES
OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC SERVICE
STORM SEWER
SANITARY SEWER
WATER MAIN OR SERVICE
CATCH BASIN
DRAIN MANHOLE
WATER GATE
UTILITY POLE
TREE
CHAIN-LINK FENCE
GUARDRAIL
LIMIT OF WORK
TREELINE
WETLANDS

SUBDIVISION WAIVERS REQUESTED:

	SECTION	REQUIRED	PROVIDED
1. PAVEMENT WIDTH	TABLE 1 & TEMPLATE	26 FT.	24 FT.
2. MODIFY TYPICAL CROSS SECTION	5.1.2		
3. GRASS STRIP	5.5.1 & TEMPLATE	7-12 FT	VARIES
4. NO LIGHT POLES	5.10		
5. DRAINAGE PIPE	5.12.3.e	RCP	HDPE & DUCTILE IRON
6. SIDE SLOPES	TEMPLATE	4H:1V	3H:1V OR WALL
7. VERTICAL STOPPING SIGHT DISTANCE	TABLE 1	200 FT	155 FT
8. CUL-DE-SAC R.O.W. RADIUS-NO ISLAND	TABLE 1	65 FT	60 FT

ANTICIPATED PERMITS:

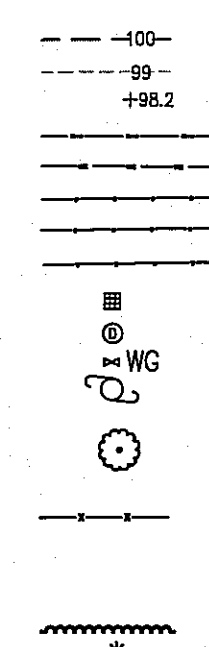
1. FORM C: DEFINITIVE SUBDIVISION
2. WPA FORM 3A: NOTICE OF INTENT
3. TOPSFIELD STORMWATER AND EROSION CONTROL PERMIT
4. EPA NPDES PERMIT

OWNER/APPLICANT:

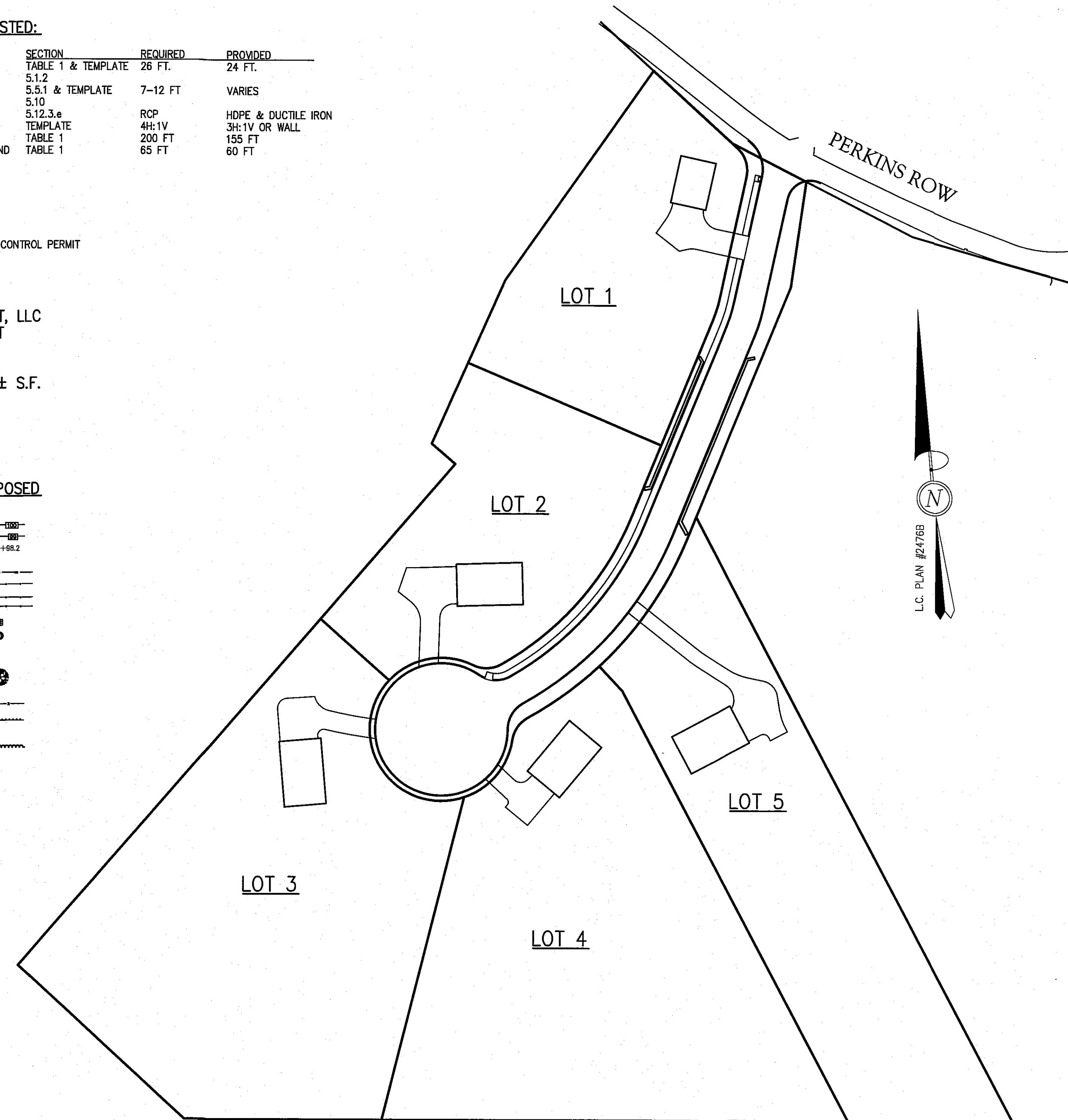
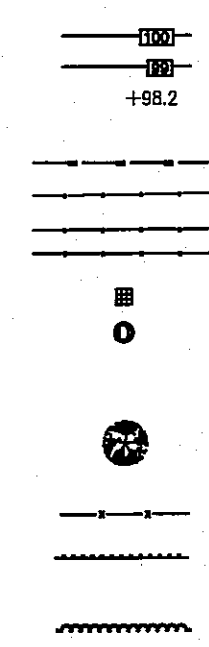
NEW MEADOWS DEVELOPMENT, LLC
60 NORTH MAIN STREET
MIDDLETON, MA 01949

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

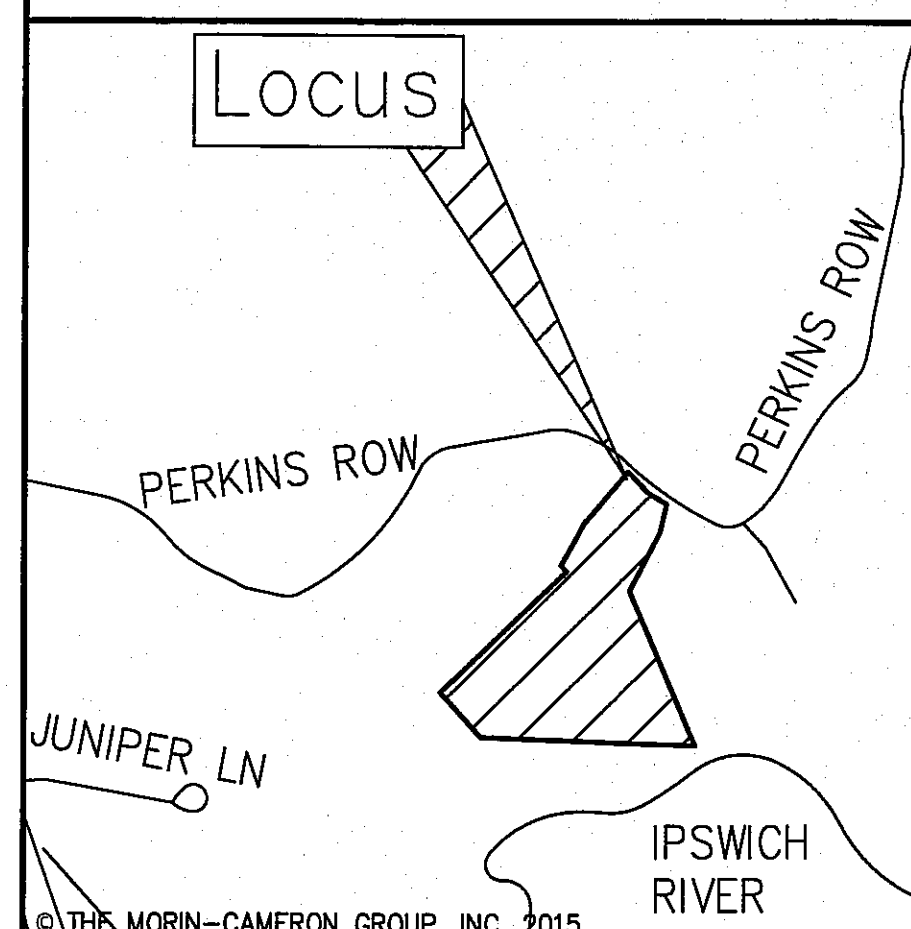
EXISTING



PROPOSED



LOCUS MAP:
1" = 600'±



PLAN
SCALE: 1" = 60'
0 30 60 120

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PLAN OF LAND
IN
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
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SCALE: 1"=40'

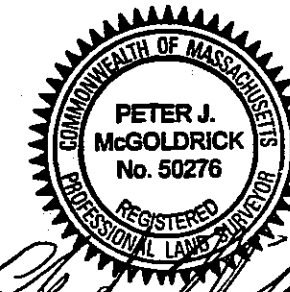
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ZONING DISTRICT: INNER RESIDENTIAL AND
AGRICULTURAL (IRA)

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447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-867-6586, F: 978-867-3480, W: WWW.MORINCAMERON.COM

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COMMONWEALTH OF MASSACHUSETTS.



MASSACHUSETTS REGISTERED
PROFESSIONAL LAND SURVEYOR

11/11/15

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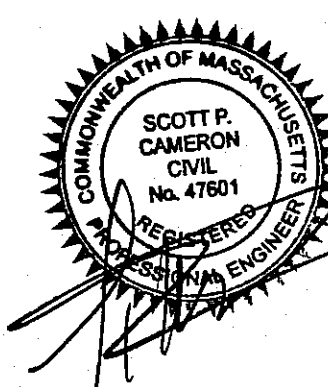
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TOPSFIELD PLANNING BOARD



EXISTING
CONDITIONS PLAN

DRAWING NO.

2 OF 10

NOTES:

- ELEVATIONS BASED ON NAVD88.
- TOPOGRAPHIC FEATURES AND LOCATIONS ARE THE RESULT OF AN ACTUAL
FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP INC.
SEPTEMBER OF 2014.
- WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL
CONSULTING LLC. AND LOCATED BY THE MORIN-CAMERON GROUP INC. SEE
ORDER OF RESOURCE AREA DELINEATION DEP FILE NO. 307-0720.
- MEAN ANNUAL HIGH WATER DETERMINED IN FIELD BY OBSERVATIONS OF
STAINING ON TREES AS DETERMINED BY DEROSA ENVIRONMENTAL
CONSULTING LLC.
- IPSWICH RIVER LOCATION TAKEN FROM THE TOWN OF TOPSFIELD GIS MAP.
- PROPERTY LINE INFORMATION COMPILED FROM VARIOUS PLANS AND DEEDS
AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
- 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.
- 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.

FOR REGISTRY USE ONLY

PLAN & DEED REFERENCES:

- LAND COURT CERTIFICATE NO. 87747.
- LAND COURT PLAN 21476-B.
- DOCUMENT NO. 107106

DIMENSIONS 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:

- 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 MINIMUM BUILDABLE AREA IS 20,000 SF.

ABBREVIATIONS - LEGEND

BK	BOOK
CB	CATCH BASIN
CBDH	CONCRETE BOUND DRILL HOLE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
GG	GAS GATE
LC	LAND COURT
LP	LIGHT POLE
MW	MONITORING WELL
N/F	NOW OR FORMERLY
PG	PAGE
SBDH	STONE BOUND DRILL HOLE
SMH	SEWER MANHOLE
TYP	TYPICAL
UP	UTILITY POLE
WG	WATER GATE
OHW	OVERHEAD WIRE
	FENCE LINE

SCS SOIL TYPE
(TYP.)

APPROX. SCS SOIL
TYPE BOUNDARY
(TYP.)

N/F
ESTATE OF RITA CHITRO
43 PERKINS ROW
MAP 58 LOT 28
DOC. 359101

ASSESSOR'S MAP 58 LOT 25
356,838± S.F.
8.2 ± ACRES
(LOT B SHOWN ON LAND COURT PLAN NO. 21476-B)

EXISTING
HOUSE NO. 57

100 YEAR FEMA
FLOOD PLAIN
(ELEV. 36.5)

10-YEAR FEMA
FLOOD PLAIN
(ELEV. 36.0)

N/F
MASS AUDUBON SOCIETY
87 PERKINS ROW
MAP 51 LOT 21
BK 6199 / PG 368

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

TO IPSWICH
RIVER

10-YEAR MEAN
ANNUAL HIGH WATER
(INLAND BANK)
LIMIT OF BORDERING
VEGETATED WETLAND (BVW)

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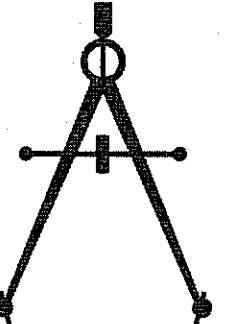
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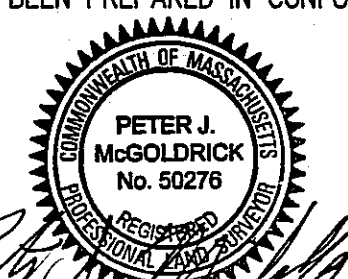
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I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS. I FURTHER CERTIFY
THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH
250 CMR



MASSACHUSETTS REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE 11/11/15

I, _____ CLERK OF THE TOWN OF
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TOPSFIELD PLANNING BOARD

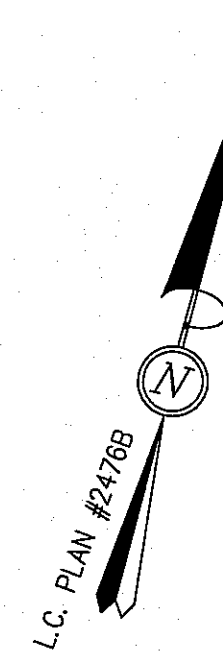
LOTING PLAN

DRAWING NO.

3 OF 10

PROJ. #3274
DRAWING: 3274 MAIN

FOR REGISTRY USE ONLY



LEGEND

BK BOOK
CONC CONCRETE
EPLP ESCUTCHEON PIN IN LEAD PLUG
N/F NOW OR FORMERLY
NO NUMBER
PG PAGE
SF SQUARE FEET
SGC SLOPED GRANITE CURB
SF SQUARE FEET

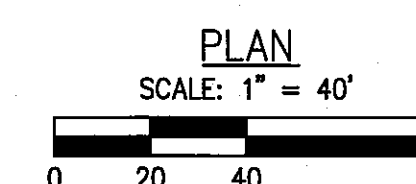
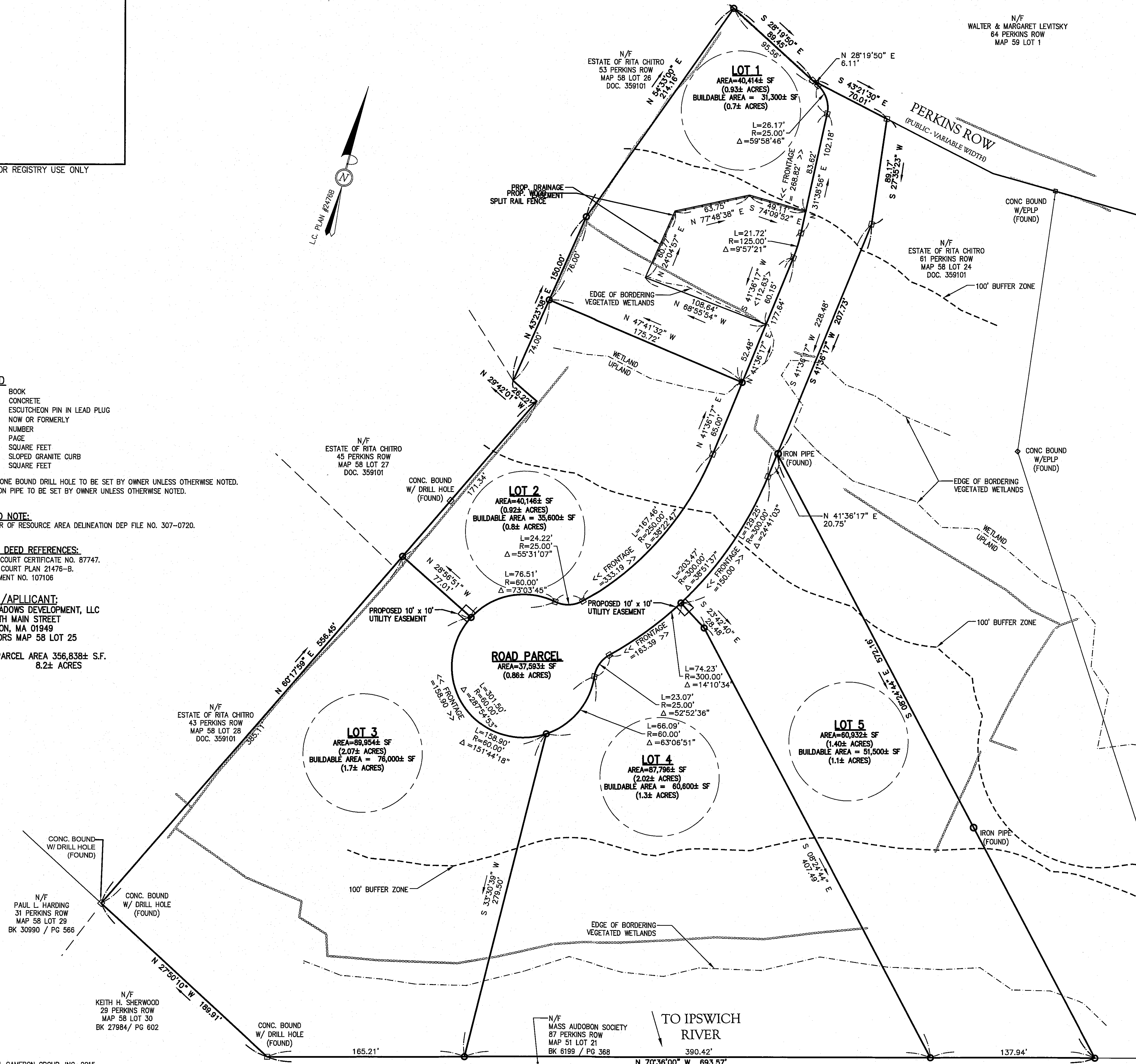
□ - STONE BOUND DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED.
○ - IRON PIPE TO BE SET BY OWNER UNLESS OTHERWISE NOTED.

WETLAND NOTE:
SEE ORDER OF RESOURCE AREA DELINEATION DEP FILE NO. 307-0720.

PLAN & DEED REFERENCES:
1. LAND COURT CERTIFICATE NO. 87747.
2. LAND COURT PLAN 21476-B.
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OWNER/APPLICANT:
NEW MEADOWS DEVELOPMENT, LLC
60 NORTH MAIN STREET
MIDDLETON, MA 01949
ASSESSORS MAP 58 LOT 25

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



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PLAN OF LAND
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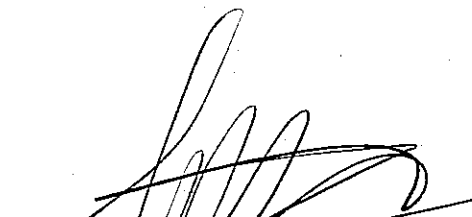
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P: 978-887-8586; F: 978-887-3480; WWW.MORINCAMERON.COM

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MASSACHUSETTS REGISTERED
PROFESSIONAL CIVIL ENGINEER
11/16/15 DATE

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FRONTAGE	150 FT.
DEPTH	150 FT.
WIDTH	120 FT. AT BUILDING LINE
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**SITE
PLAN**

DRAWING NO.

4 OF 10

EROSION AND SEDIMENTATION CONTROL:

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN FOR THE PROJECT.

- THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING TOPOGRAPHY AND GROUND COVER. EXISTING DRAINAGE PATTERNS OF THE SITE HAVE BEEN MAINTAINED TO THE EXTENT PRACTICABLE.
- STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
- NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
- SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
- TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES, SILT SOCKS, SEEDING AND MULCHING, SEEDED FILTER STRIPS AND SILT SACKS IN CATCH BASINS (EXISTING AND NEWLY INSTALLED).
- TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
- SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
- THE OWNER IS RESPONSIBLE FOR CONDUCTING WEEKLY ENVIRONMENTAL MONITORING DURING CONSTRUCTION AND ANY CONDITIONS SET FORTH AS REQUIRED BY THE TOPSFIELD CONSERVATION COMMISSION.
- THE TOPSFIELD CONSERVATION COMMISSION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS TO BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONSTRUCTION PHASE MUST COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROTOCOLS. AN EPA NOTICE OF INTENT SHALL BE FILLED OUT AT LEAST 2 WEEKS PRIOR TO THE START OF CONSTRUCTION.

FOR REGISTRY USE ONLY

SITE PLAN NOTES:

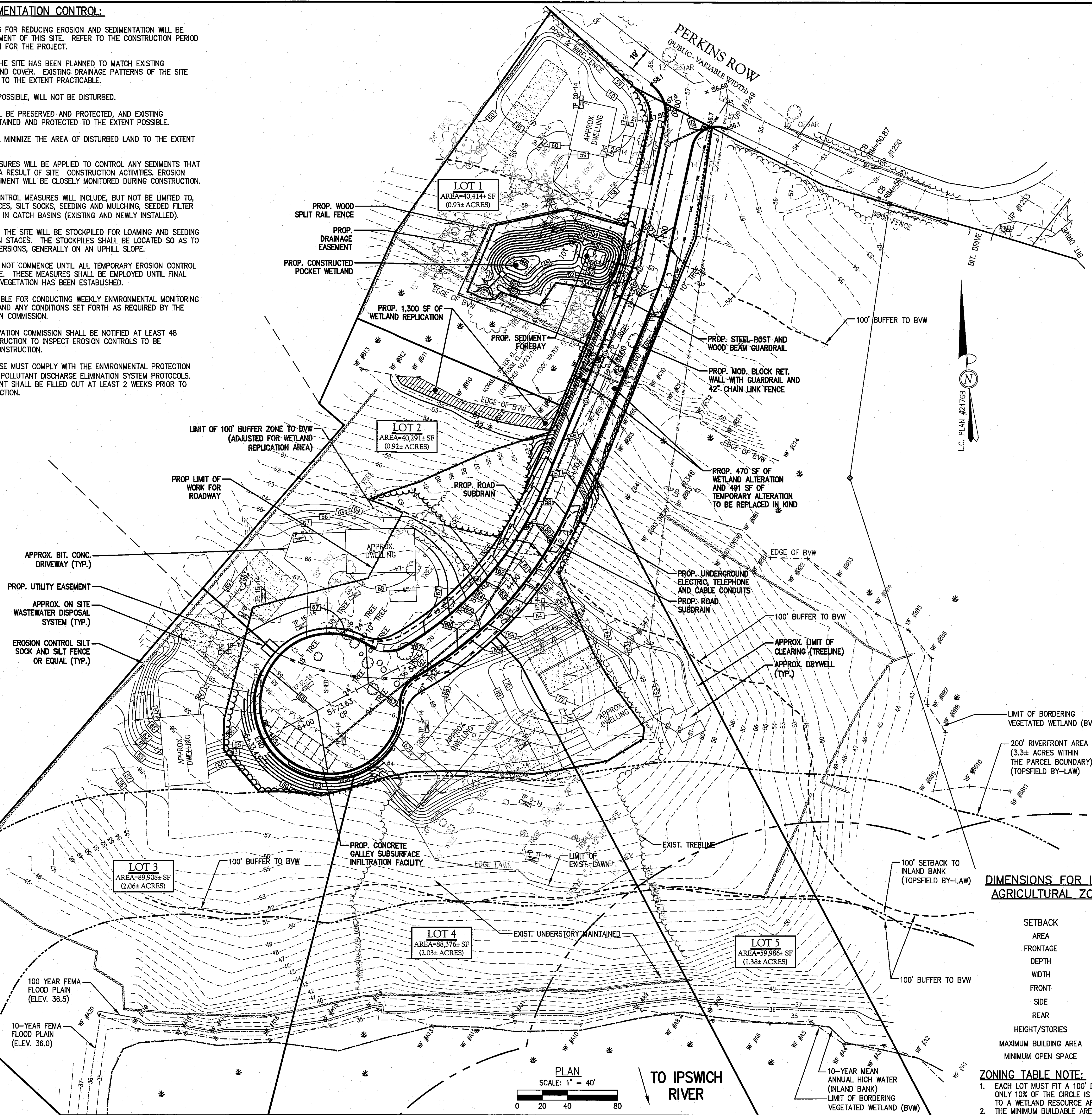
- PROPOSED GRADING ON THE LOTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CHANGE BASED ON THE FINAL DWELLING BUILDING PLANS AND SEPTIC SYSTEM DESIGN ASSOCIATED WITH SINGLE-FAMILY HOME DEVELOPMENT.
- ROOF DRYWELL SIZE AND LOCATION SHALL BE ADJUSTED BY THE LOT DEVELOPERS BASED ON THE FINAL DWELLING DESIGN.
- SUBDRAINS SHALL BE INSTALLED WITHIN CUT AREAS AT THE LOCATIONS SHOWN.
- REFER TO ROADWAY PLAN AND PROFILE FOR PROPOSED UTILITIES INCLUDING WATER SYSTEM, STORM SEWER SYSTEM, CULVERTS AND UNDERGROUND ELECTRIC, TELEPHONE AND COMMUNICATION CONDUITS.

SEWAGE DISPOSAL NOTE:

- APPROXIMATE LOCATION AND SIZE OF ON-SITE SEWAGE DISPOSAL SYSTEMS BASED ON A DESIGN FLOW RATE OF 110 GALLONS PER DAY PER BEDROOM FOR 4 BEDROOMS.

STORM DRAIN NOTES:

- STORMWATER CONVEYANCE PIPES SHALL BE HDPE (ADS N-12) PIPE UNLESS NOTED OTHERWISE.
- BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-1800 METHOD.
- SHEETING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCH.
- UNSATURABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
- ROOF DRAINS SHALL BE DIRECTED TO THE INFILTRATING DRYWELLS. (COORDINATE ROOF DRAIN LOCATIONS WITH THE DWELLING ARCHITECT).
- UNSATURABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE INFILTRATION FACILITY AND REPLACED WITH CLEAN, GRANULAR FILL MEETING THE SPECIFICATIONS SET FORTH IN THE 310 CMR 15.00: TITLE V REGULATIONS.



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

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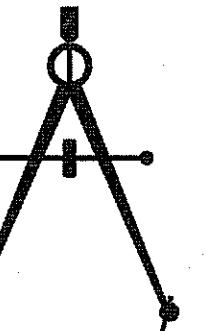
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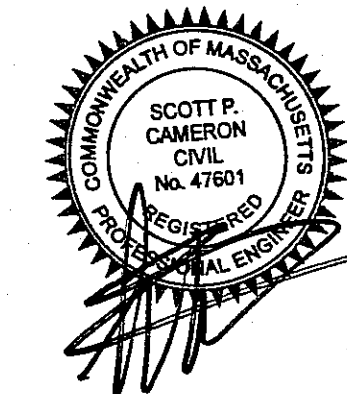
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CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01863
P: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

[Signature]
DATE 11/11/15
MASSACHUSETTS REGISTERED
PROFESSIONAL CIVIL ENGINEER



I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
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DATE _____ TOWN CLERK

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_____ AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: JUNE 16, 2015

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD

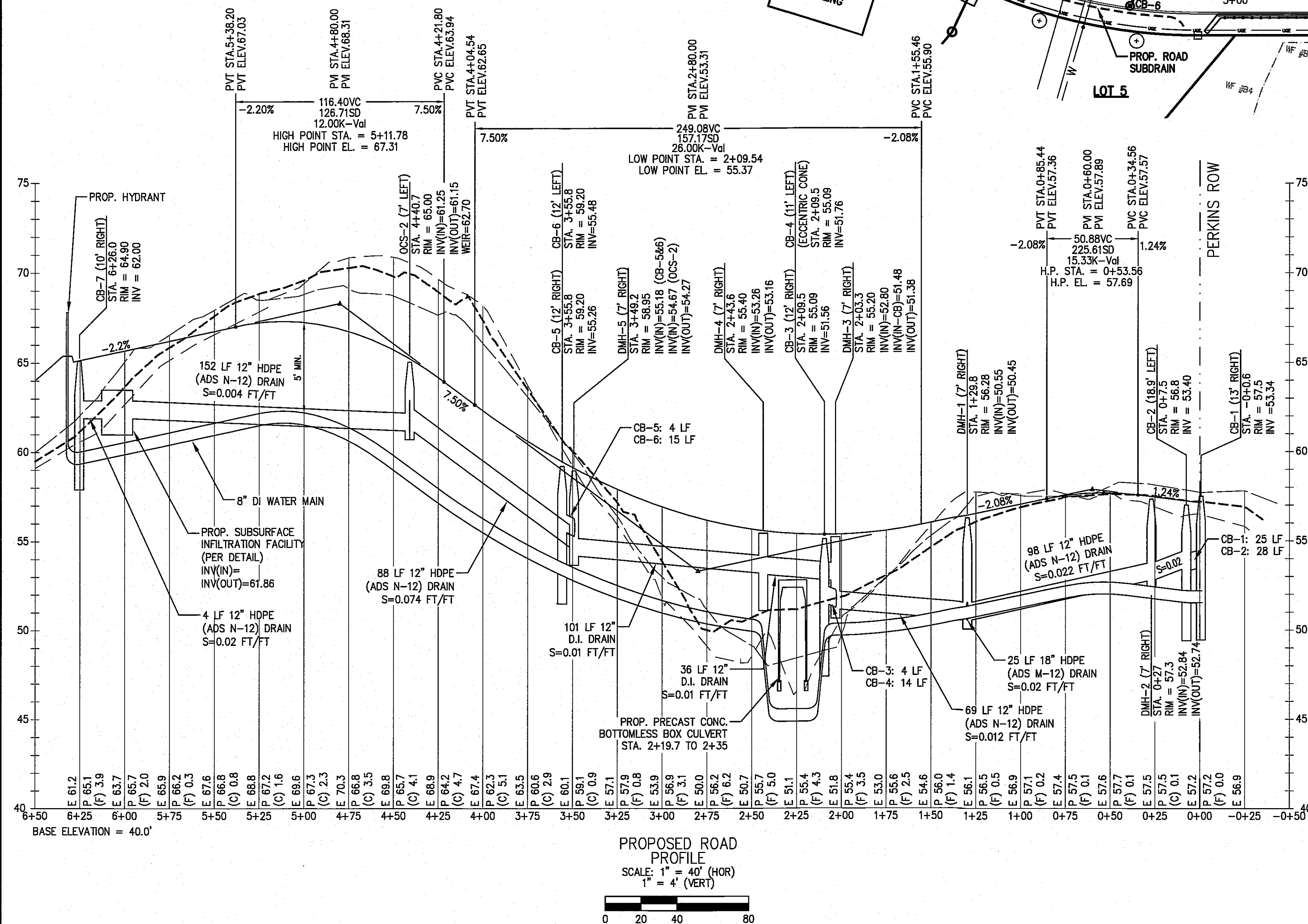
ROAD PLAN
& PROFILE

DRAWING NO.

5 OF 10

PROJ. #3274
DRAWING: 3274 MAIN

FOR REGISTRY USE ONLY



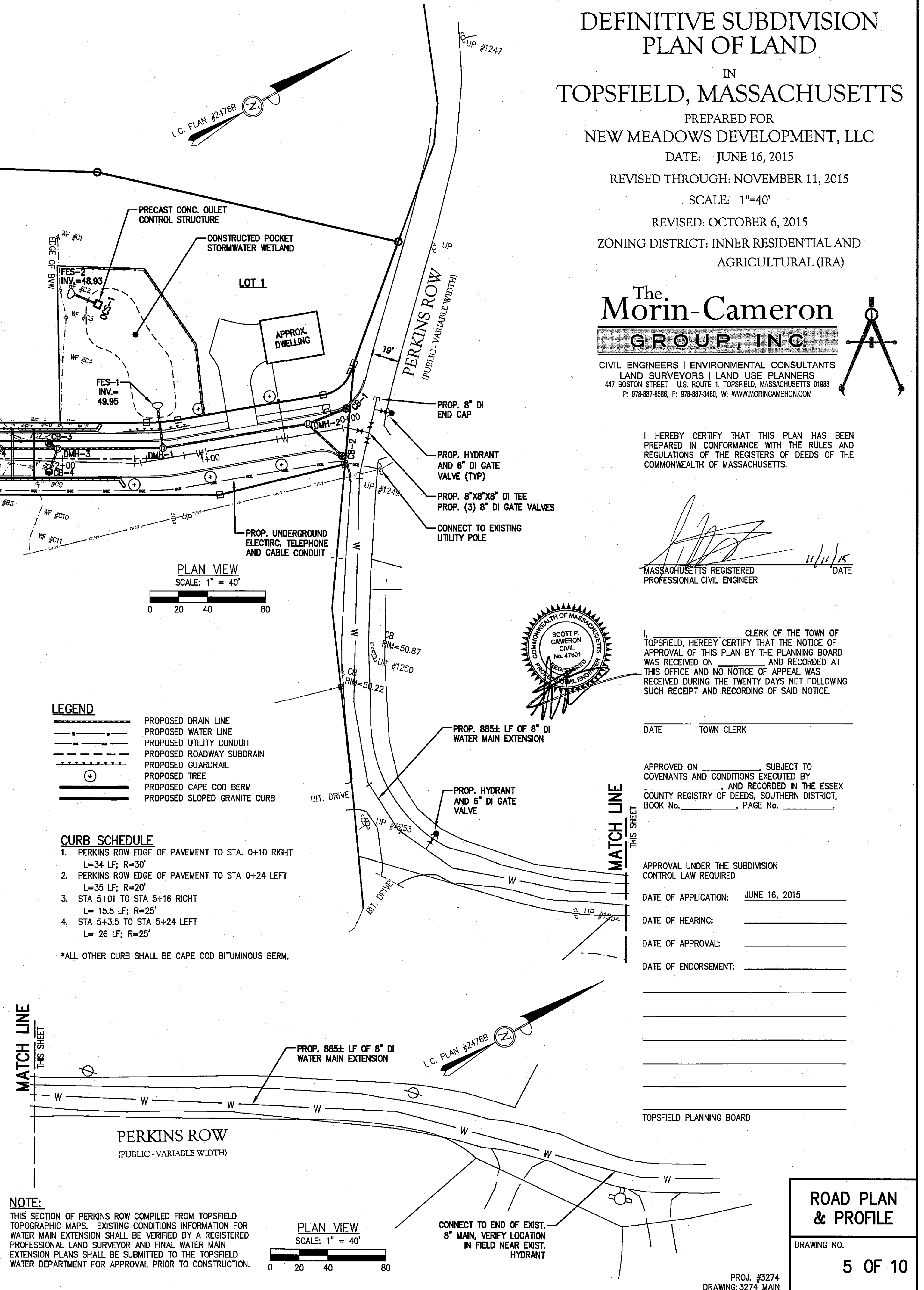
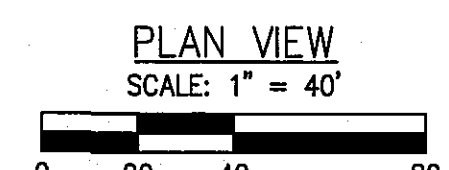
LEGEND

	PROPOSED DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED UTILITY CONDUIT
	PROPOSED ROADWAY SUBDRAIN
	PROPOSED GUARDRAIL
	PROPOSED TREE
	PROPOSED CAPE COD BERM
	PROPOSED SLOPED GRANITE CURB

- CURB SCHEDULE**
- PERKINS ROW EDGE OF PAVEMENT TO STA. 0+10 RIGHT
L=34 LF; R=30'
 - PERKINS ROW EDGE OF PAVEMENT TO STA. 0+24 LEFT
L=35 LF; R=20'
 - STA. 5+01 TO STA. 5+16 RIGHT
L=15.5 LF; R=25'
 - STA. 5+3.5 TO STA. 5+24 LEFT
L=26 LF; R=25'
- *ALL OTHER CURB SHALL BE CAPE COD BITUMINOUS BERM.

MATCH LINE
THIS SHEET

NOTE:
THIS SECTION OF PERKINS ROW COMPILED FROM TOPSFIELD
TOPOGRAPHIC MAPS. EXISTING CONDITIONS INFORMATION FOR
WATER MAIN EXTENSION SHALL BE VERIFIED BY A REGISTERED
PROFESSIONAL LAND SURVEYOR AND FINAL WATER MAIN
EXTENSION PLANS SHALL BE SUBMITTED TO THE TOPSFIELD
WATER DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.



DEFINITIVE SUBDIVISION PLAN OF LAND IN TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: JUNE 16, 2015

REVISED THROUGH: NOVEMBER 11, 2015

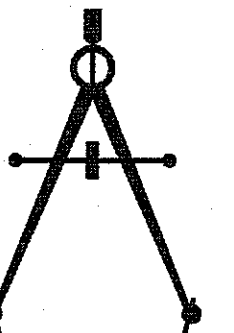
SCALE: 1"=40'

REVISED: OCTOBER 6, 2015

ZONING DISTRICT: INNER RESIDENTIAL AND
AGRICULTURAL (IRA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
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[Signature]
DATE: 1/11/15
MASSACHUSETTS REGISTERED
PROFESSIONAL CIVIL ENGINEER

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BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: JUNE 16, 2015

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD

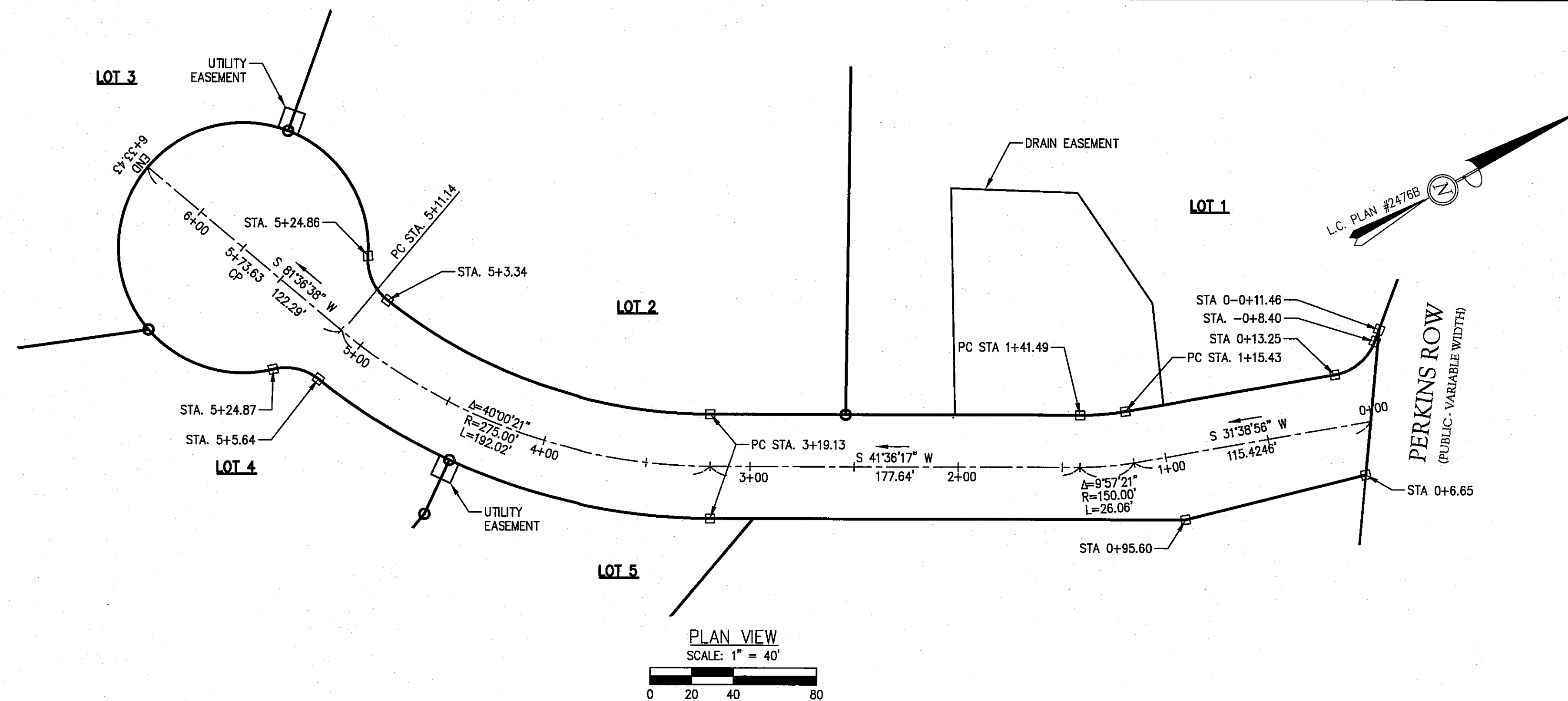


**ROAD LAYOUT &
CROSS SECTIONS**

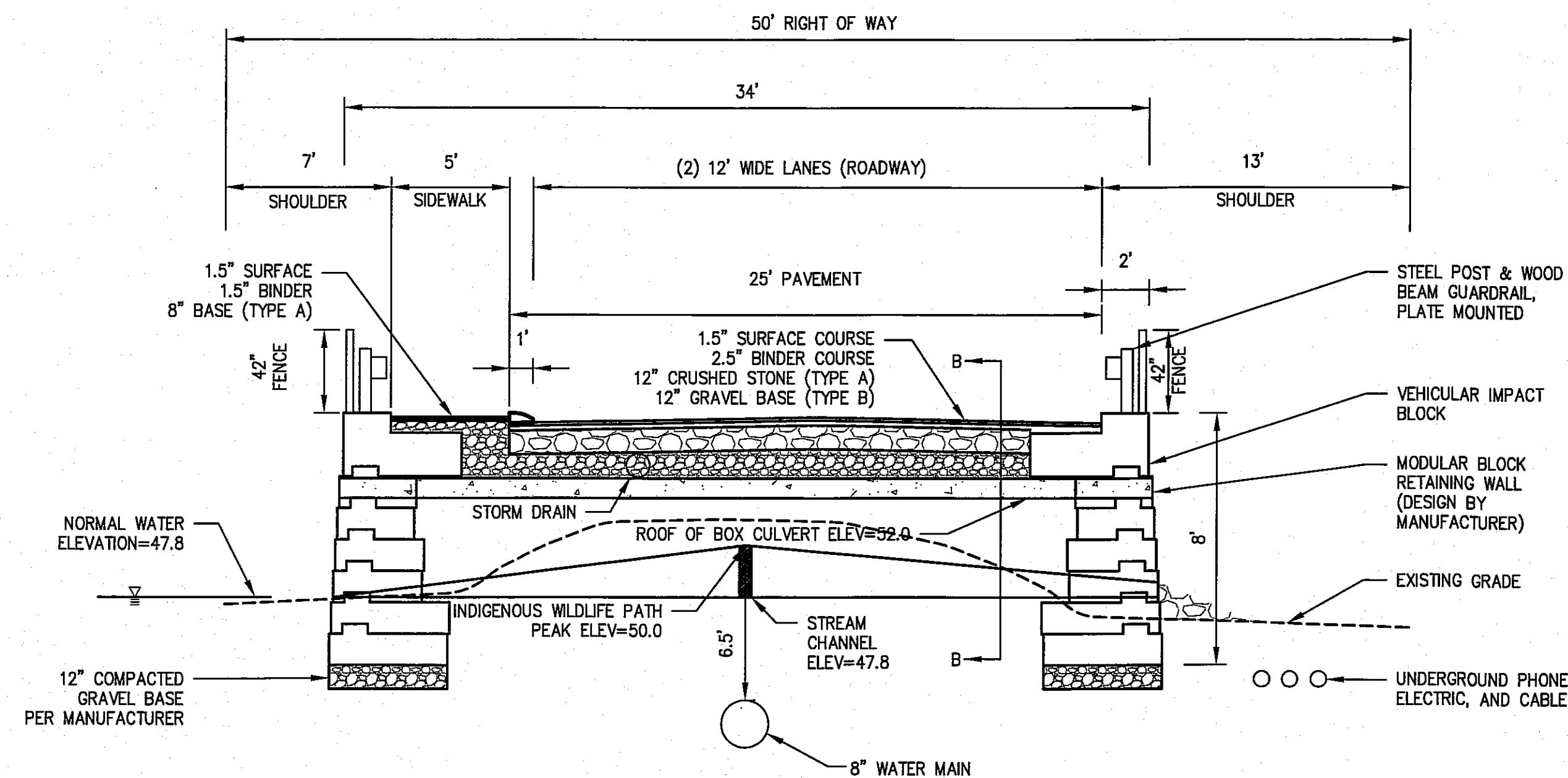
DRAWING NO.

6 OF 10

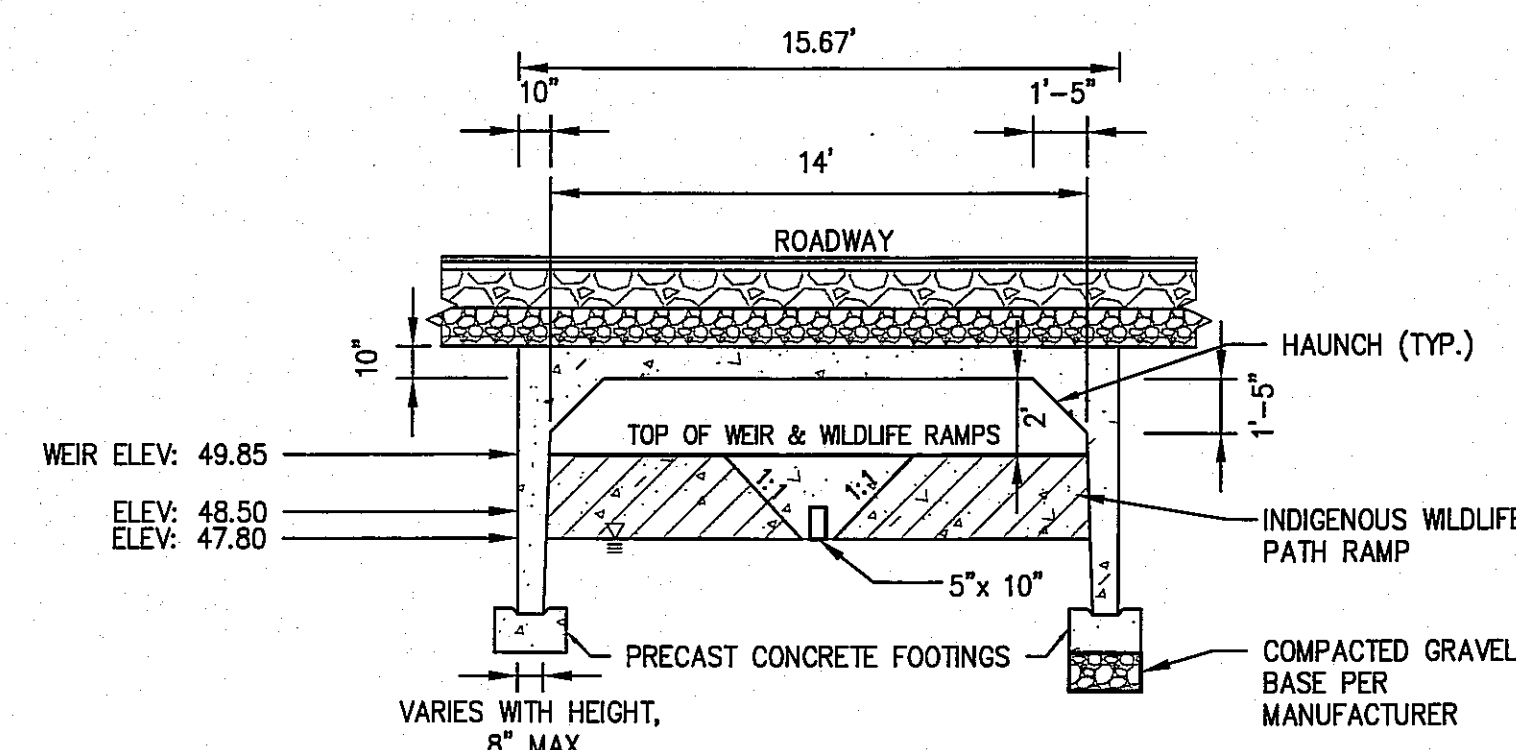
PROJ. #3274
DRAWING: 3274 MAIN



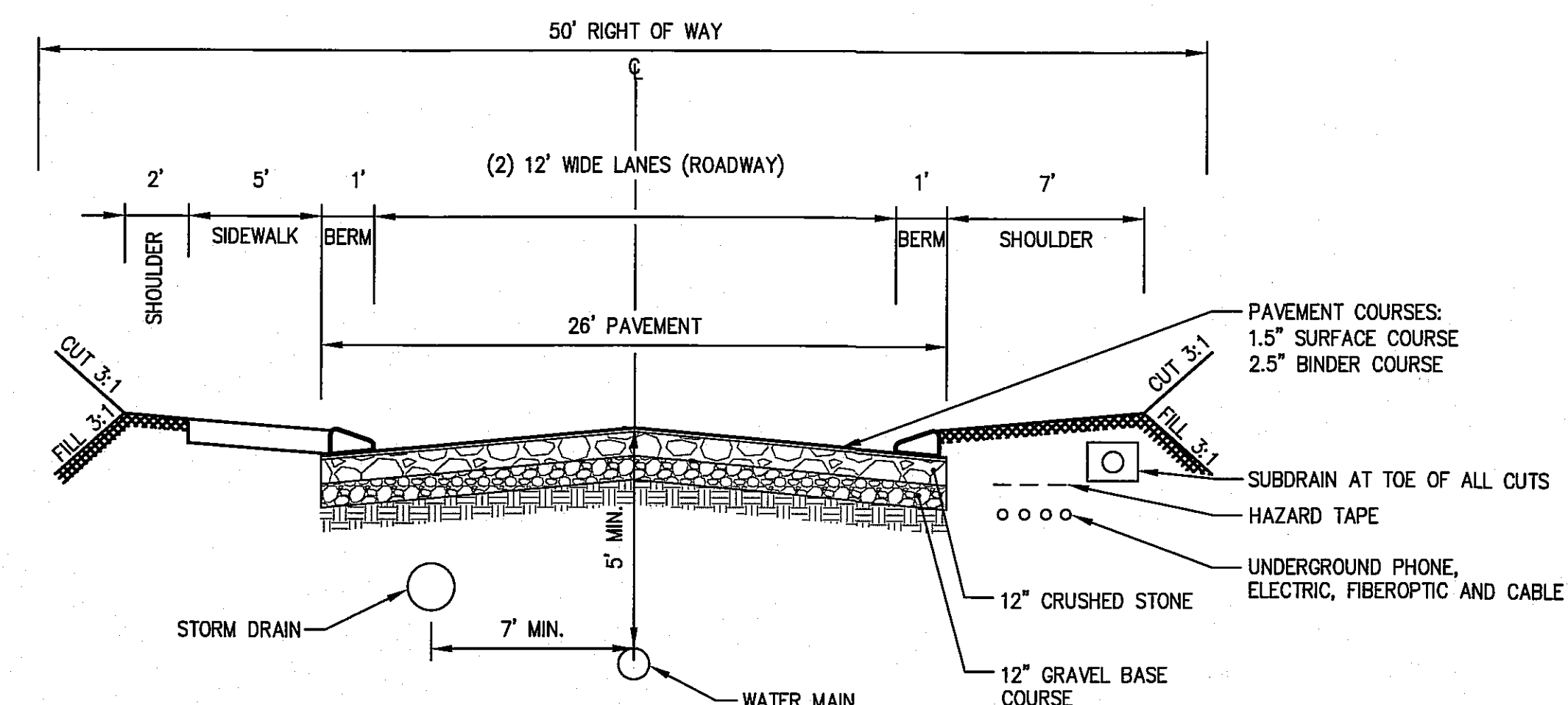
PLAN VIEW
SCALE: 1" = 40'



ROAD CROSS SECTION AT WETLAND CROSSING (A-A)
SCALE: 1"=5' (HORIZONTAL & VERTICAL)



CULVERT CROSS SECTION (B-B)
SCALE: 1"=5' (HORIZONTAL & VERTICAL)



ROAD CROSS SECTION NOTES:

- ALL SLOPED SURFACES ARE TO BE GRADED AT A MINIMUM SLOPE OF $\frac{1}{4}$ " VERTICALLY PER 1' HORIZONTALLY.
- ANY UNSUITABLE MATERIAL SUCH AS PEAT, LOAM, ORGANIC MATERIAL, SILT OR CLAY, AT THE DISCRETION OF THE TOPSFIELD DPW SUPERINTENDENT, SHALL BE REMOVED AND REPLACED WITH ORDINARY BORROW CONFORMING TO MASSDOT STANDARD SPECIFICATION M1.03.0.
- ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM DESIGNATION 1557-70, METHOD D.

TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: JUNE 16, 2015

REVISED THROUGH: NOVEMBER 11, 2015

SCALE: 1"=40'

REVISED: OCTOBER 6, 2015

ZONING DISTRICT: INNER RESIDENTIAL AND
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[Signature]
MASSACHUSETTS REGISTERED
PROFESSIONAL CIVIL ENGINEER
DATE 11/11/15

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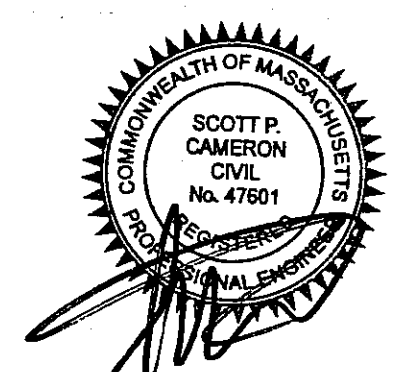
DATE OF APPLICATION: JUNE 16, 2015

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TOPSFIELD PLANNING BOARD

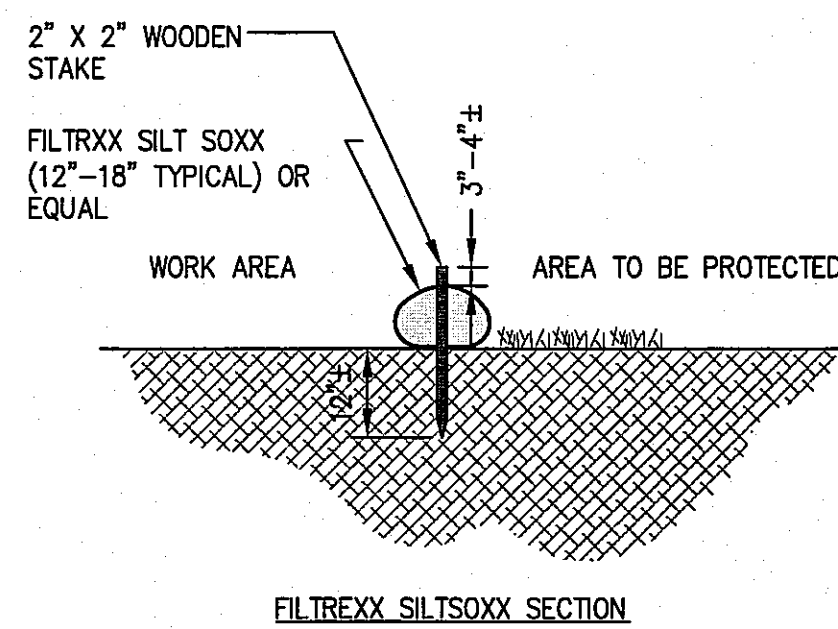


CONSTRUCTION
DETAILS

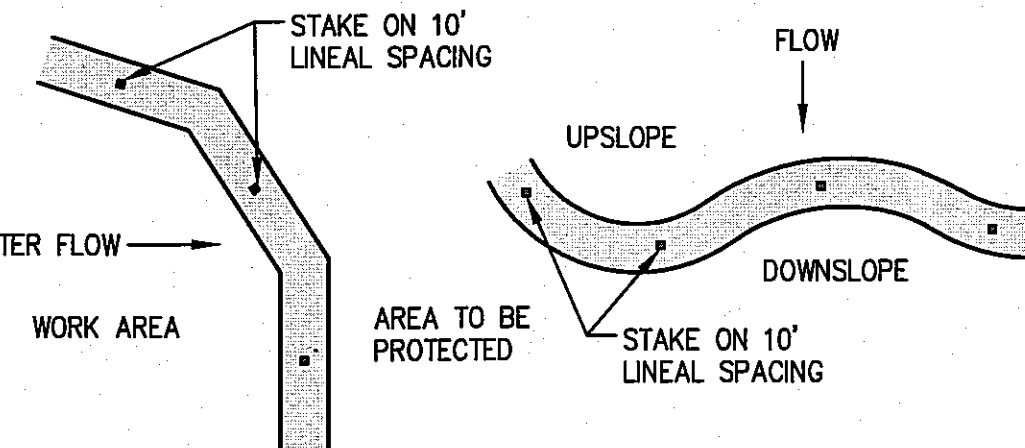
DRAWING NO.

7 OF 10

PROJ. #3274
DRAWING: 3274 MAIN

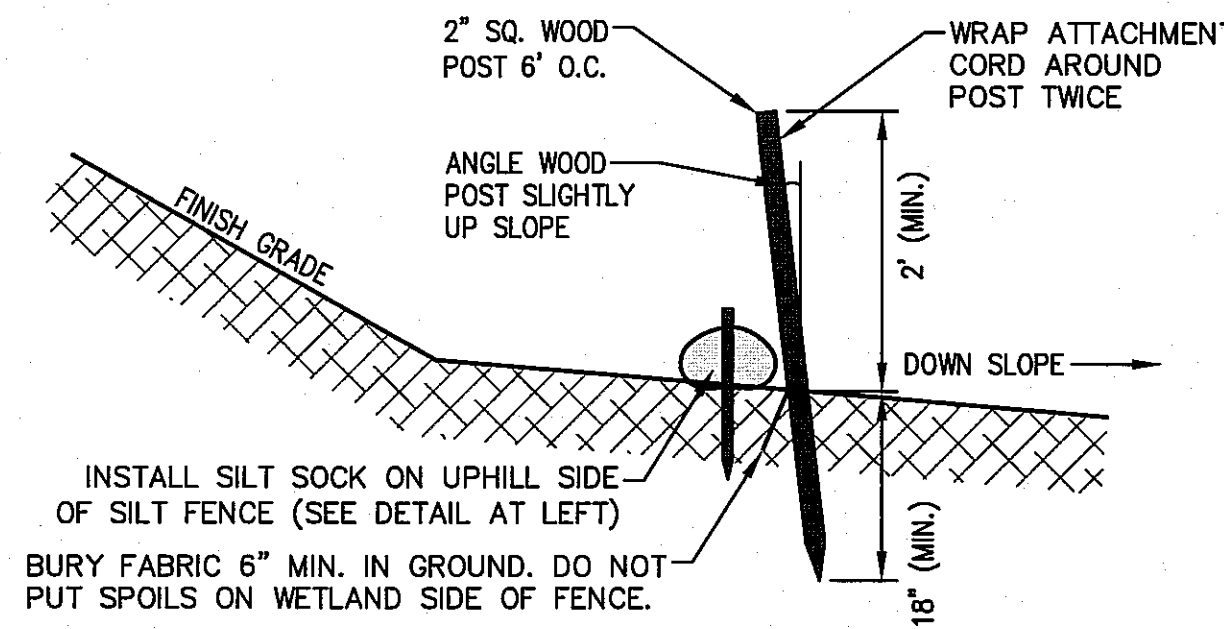


FILTRXX SILT SOCK SECTION



FILTRXX SILT SOCK PLAN VIEW

SILT SOCK
(NOT TO SCALE)

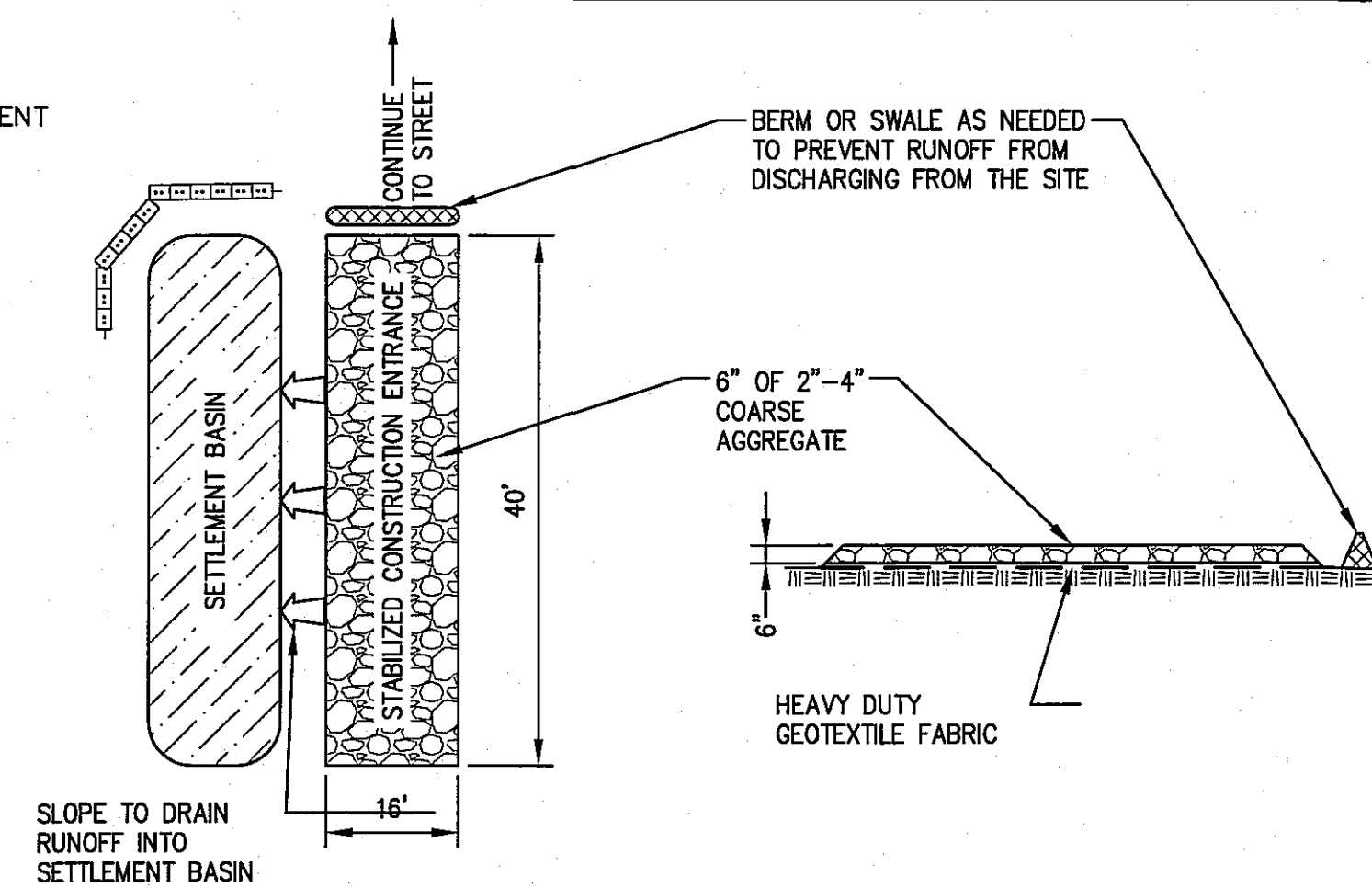


INSTALL SILT SOCK ON UPHILL SIDE
OF SILT FENCE (SEE DETAIL AT LEFT)
BURY FABRIC 6" MIN. IN GROUND. DO NOT
PUT SPOILS ON WETLAND SIDE OF FENCE.

NOTES

1. SILT FENCE TO BE INSTALLED AROUND LIMIT OF
WORK TO PREVENT OFFSITE MIGRATION OF
SEDIMENT DURING CONSTRUCTION.

SILT FENCE
(NOT TO SCALE)



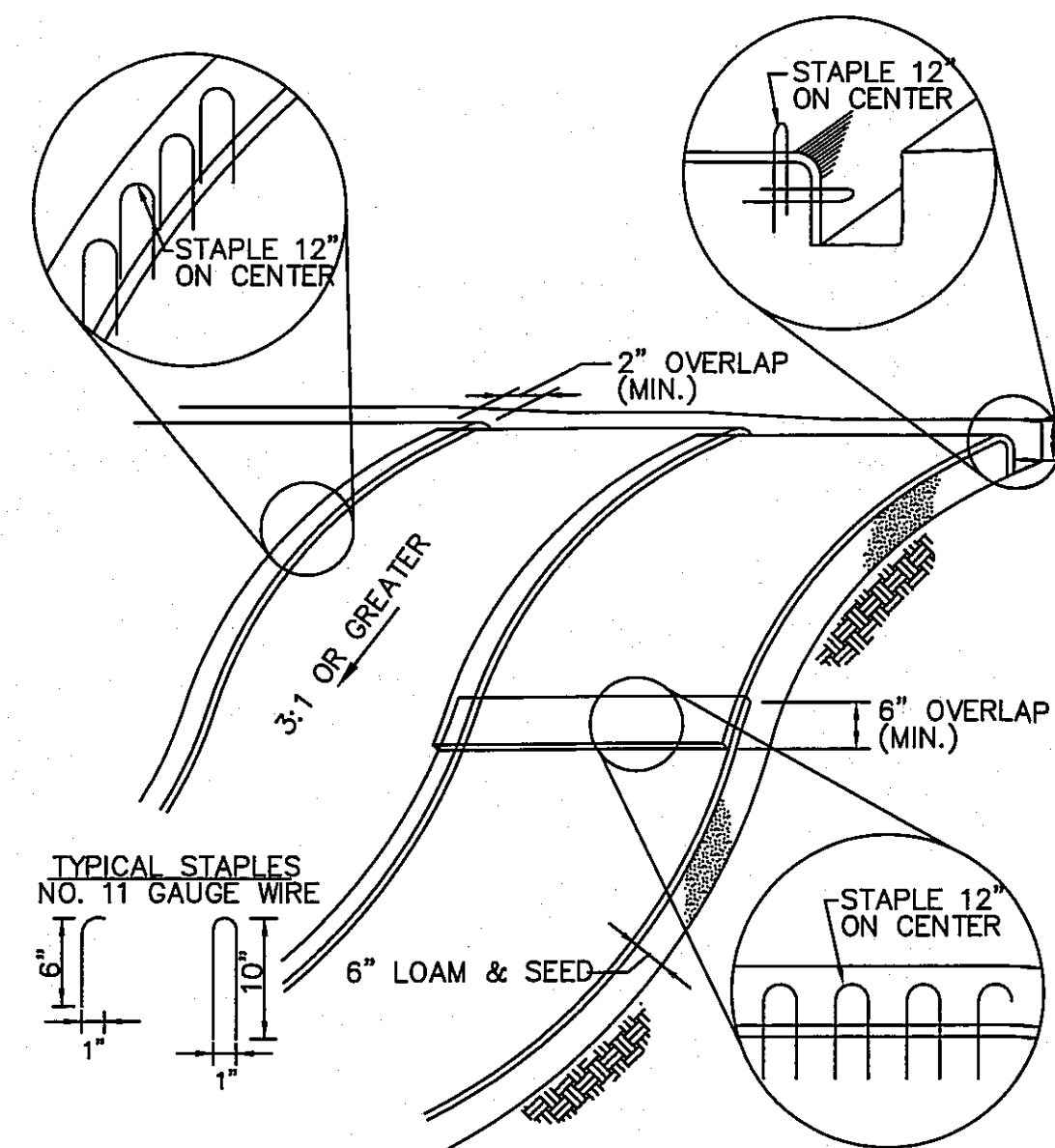
PLAN

PROFILE

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE FOR STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 2-4" STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40 FEET.
3. THE WIDTH OF THE ENTRANCE SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
4. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

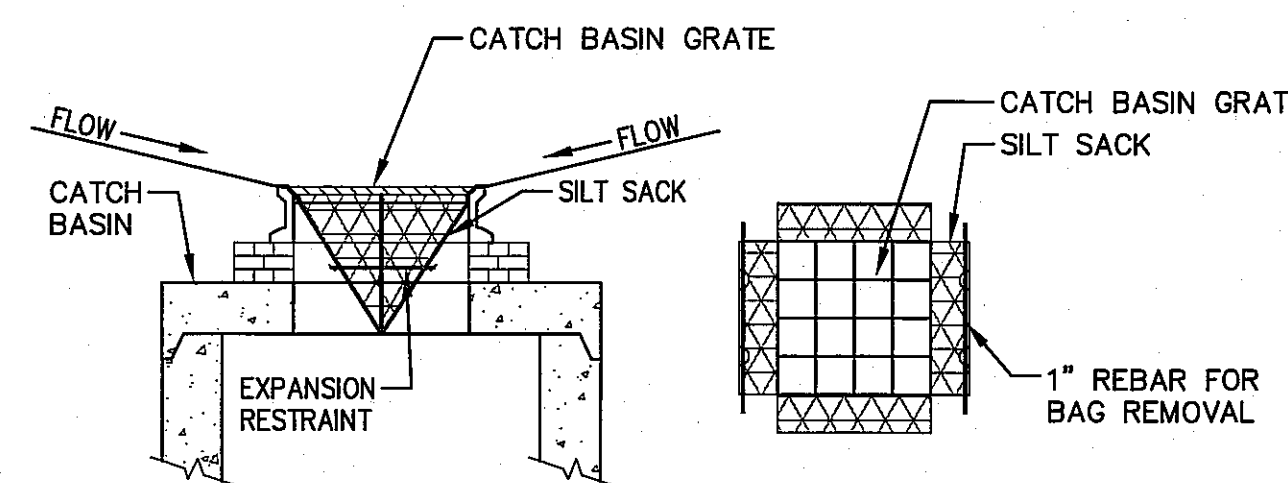


STONE ENERGY DISSIPATOR (INLET/OUTLET PROTECTION)
(NOT TO SCALE)

NOTES:

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET
IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE
2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKET END OVER
END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6
INCH DEEP TRENCH.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

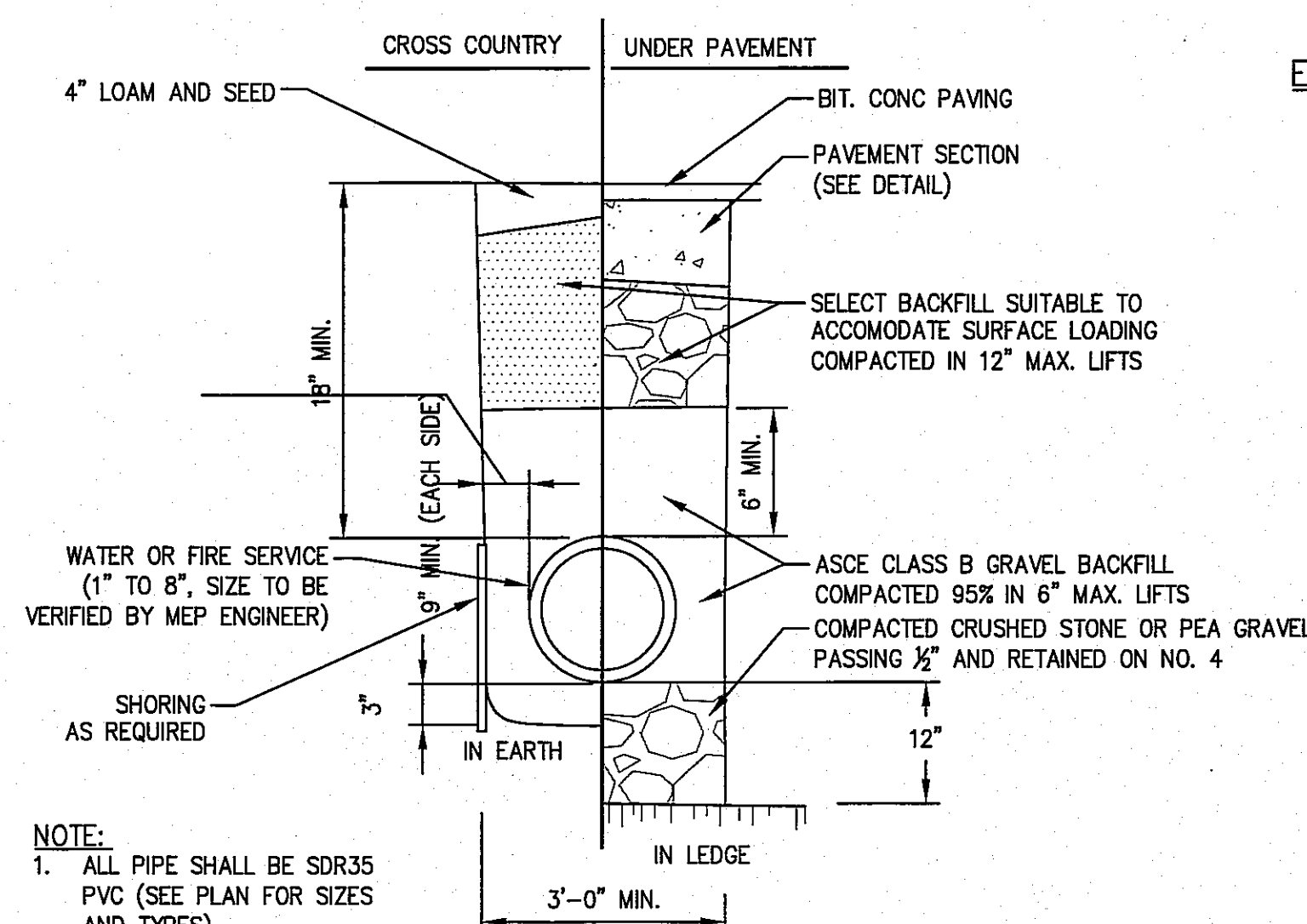
EROSION CONTROL BLANKET SLOPE STABILIZATION
(NOT TO SCALE)



SECTION

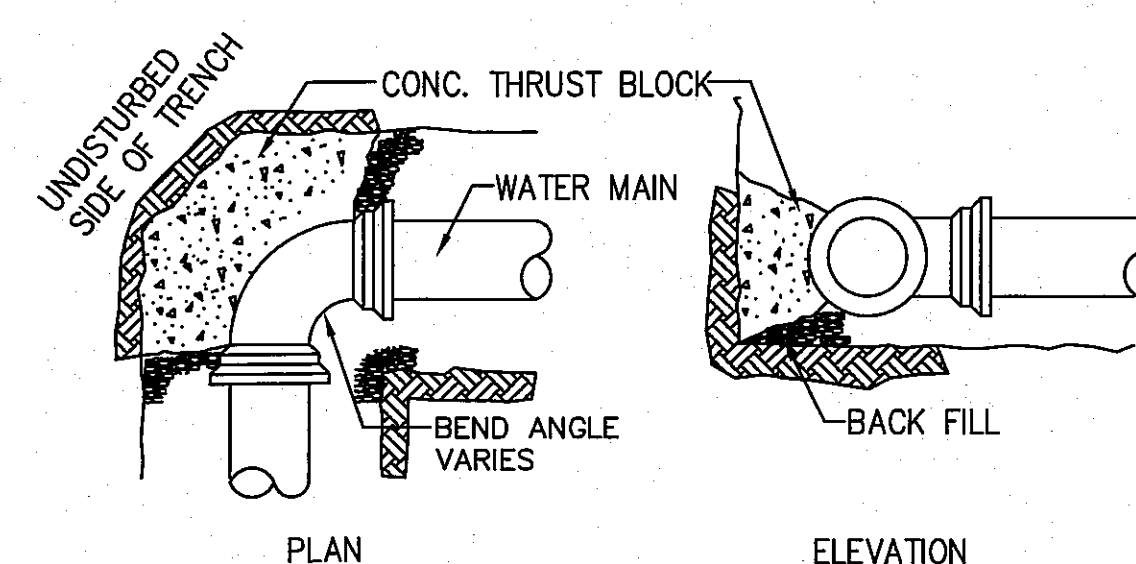
PLAN

SILT SACK SEDIMENT TRAP
(NOT TO SCALE)



NOTE:
1. ALL PIPE SHALL BE SDR35
PVC (SEE PLAN FOR SIZES
AND TYPES)

UTILITY TRENCH DETAIL
(NOT TO SCALE)



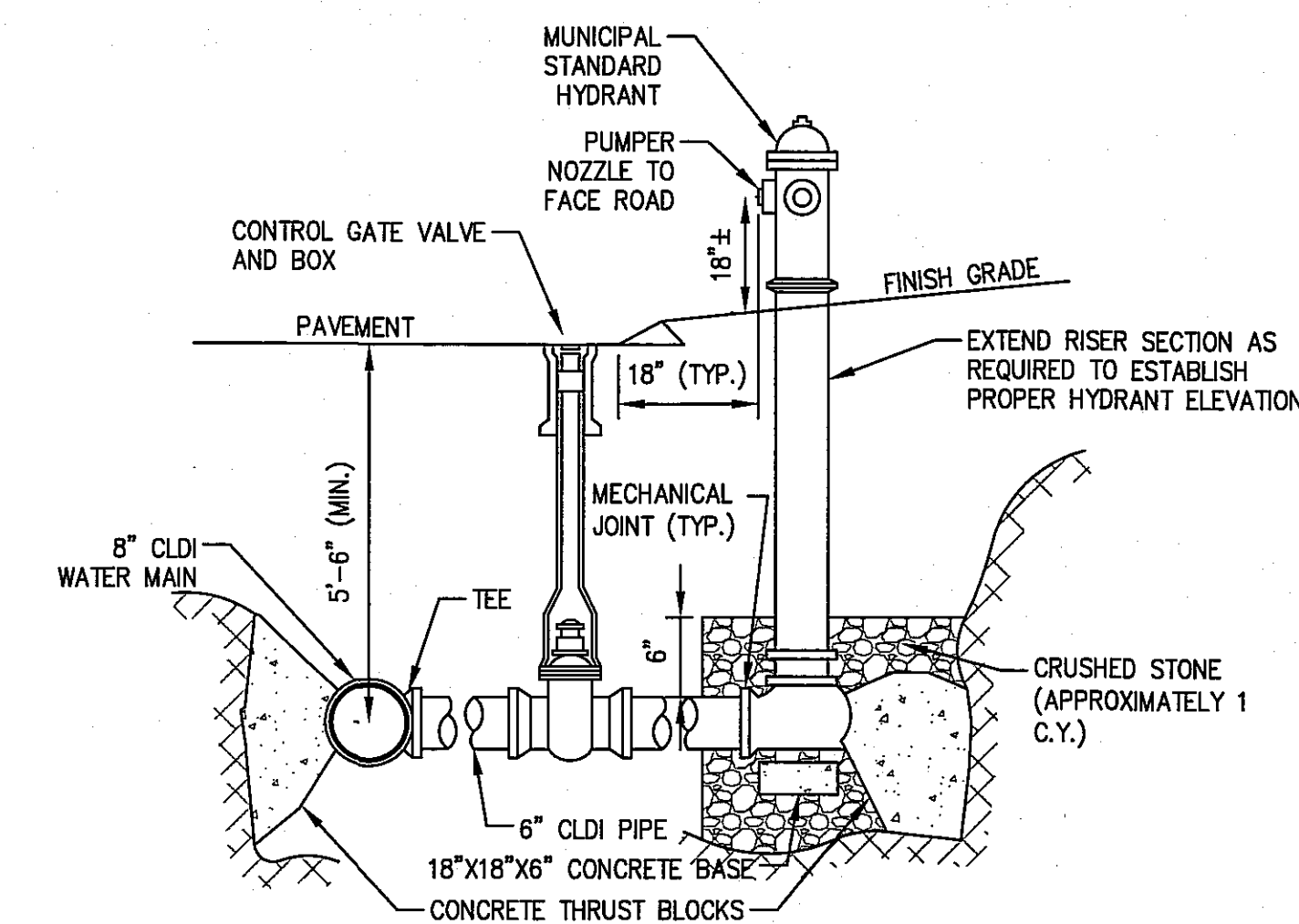
PLAN

ELEVATION

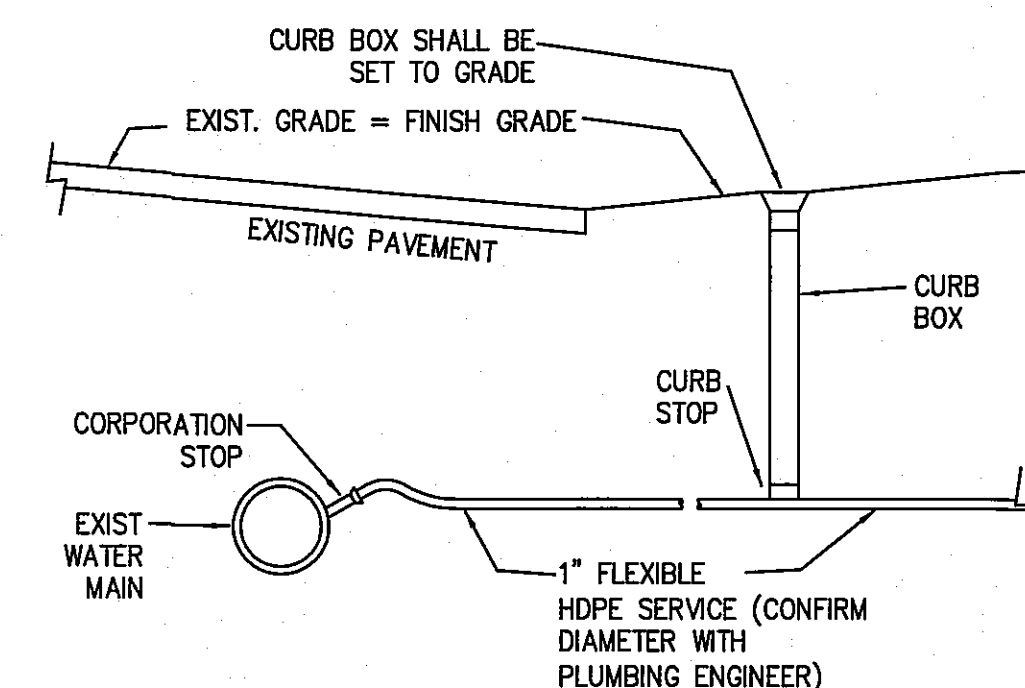
NOTES:

1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE
RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT
THEY BEAR AGAINST UNDISTURBED EARTH.
3. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE
SHALL BE 3,000 P.S.I.
4. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.

THRUST BLOCK DETAIL
(NOT TO SCALE)



HYDRANT DETAIL
(NOT TO SCALE)



NOTES:

1. TAP EXISTING WATER MAIN WITH NEW CORPORATION STOP AND INSTALL
NEW CURB STOP AND CURB BOX WITHIN GRASS SHOULDER IN R.O.W.
2. SAW CUT EXISTING PAVEMENT TO MINIMIZE REPAIRS. REPLACE ASPHALT
PAVEMENT TO MATCH EXISTING ELEVATIONS AND DEPTHS.

WATER SERVICE CORPORATION
(NOT TO SCALE)

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: JUNE 16, 2015

REVISED THROUGH: NOVEMBER 11, 2015

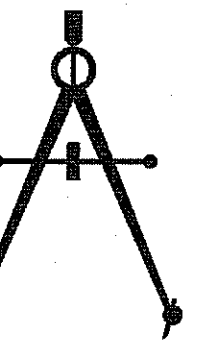
SCALE: 1"=40'

REVISED: OCTOBER 6, 2015

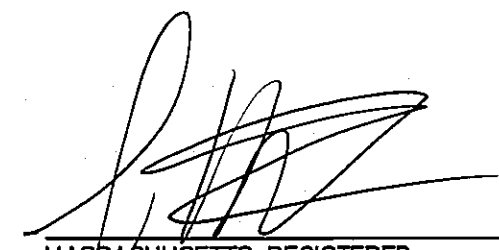
ZONING DISTRICT: INNER RESIDENTIAL AND
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MASSACHUSETTS REGISTERED
PROFESSIONAL
4/11/15 DATE

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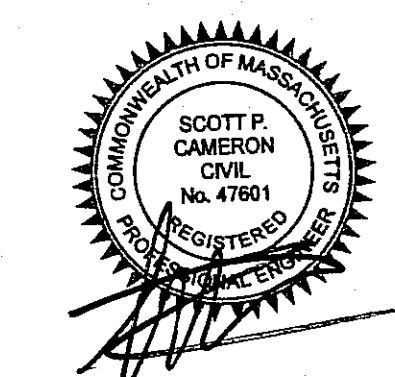
DATE OF APPLICATION: JUNE 16, 2015

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TOPSFIELD PLANNING BOARD



SOIL TEST
LOGS

DRAWING NO.

10 OF 10

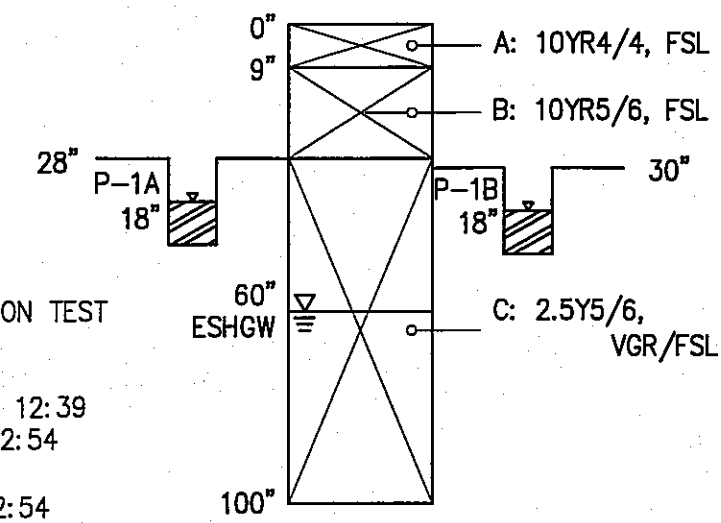
SOIL LOGS

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

FOR REGISTRY USE ONLY

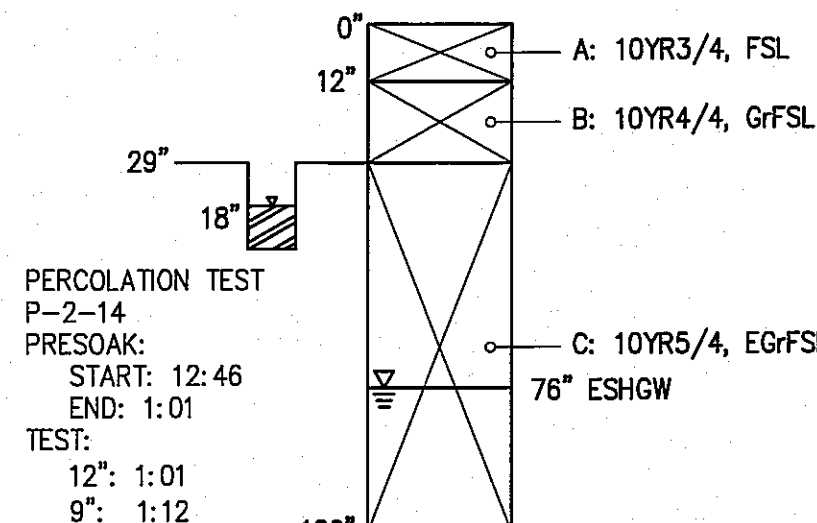
PERCOLATION TEST
P-1A-14
PRESOAK:
START: 9:45
END: 10:00
TEST:
12": 10:00
9": 10:30
6": 11:25
RATE: 19 MPI

TP 01-14



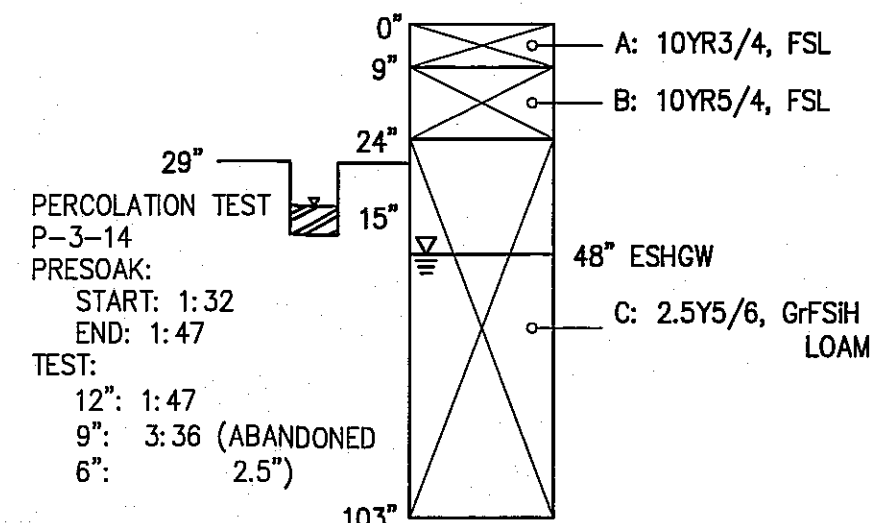
PERCOLATION TEST
P-1B-14
PRESOAK:
START: 12:39
END: 12:54
TEST:
12": 12:54
9": 1:30
6": 2:25
RATE: 20 MPI

TP 02-14



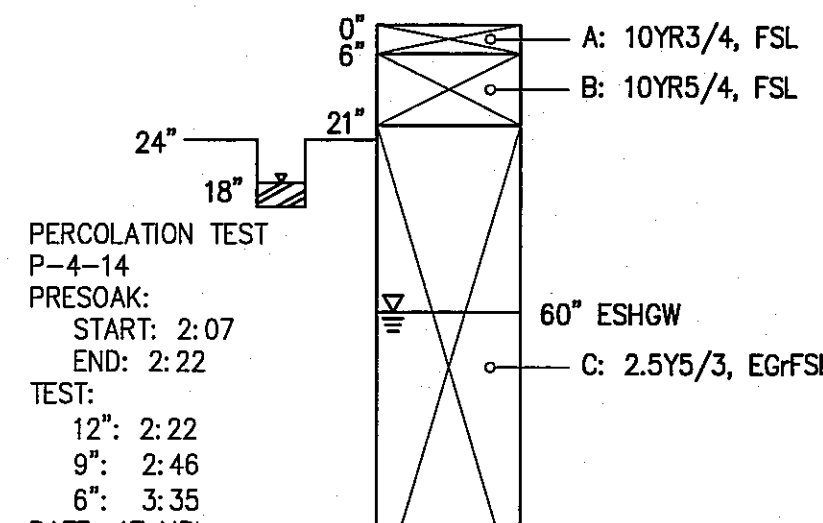
PERCOLATION TEST
P-2-14
PRESOAK:
START: 12:46
END: 1:01
TEST:
12": 1:01
9": 1:12
6": 1:29
RATE: 6 MPI

TP 03-14



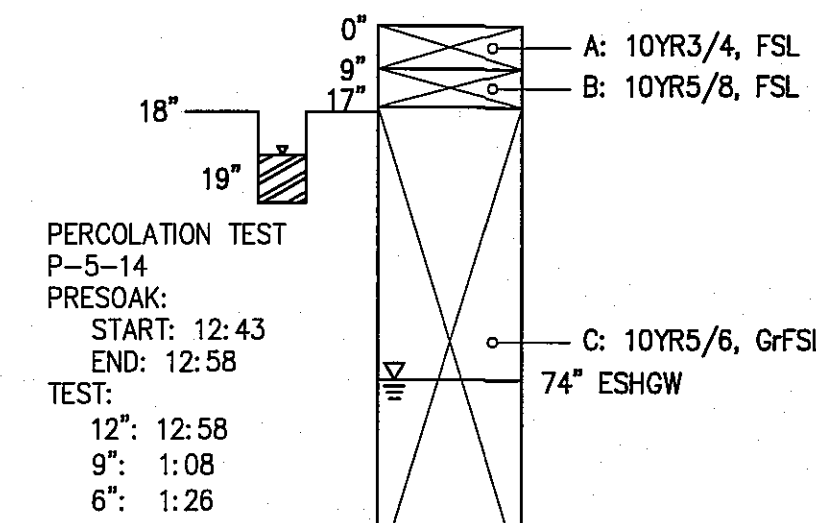
PERCOLATION TEST
P-3-14
PRESOAK:
START: 1:32
END: 1:47
TEST:
12": 1:47
9": 3:36 (ABANDONED
2.5")
6":
RATE: DNP

TP 04-14



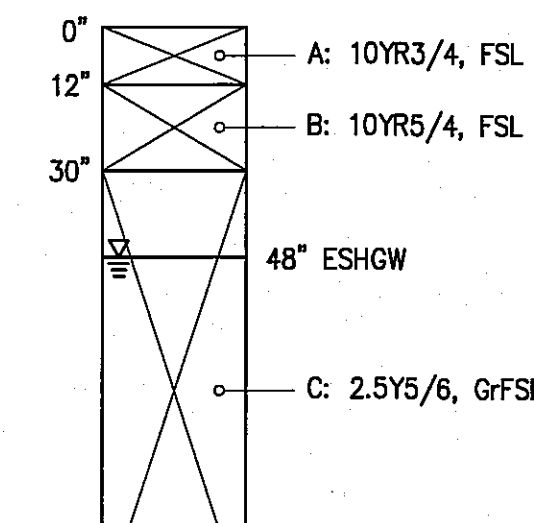
PERCOLATION TEST
P-4-14
PRESOAK:
START: 2:07
END: 2:22
TEST:
12": 2:22
9": 2:46
6": 3:35
RATE: 17 MPI

TP 05-14

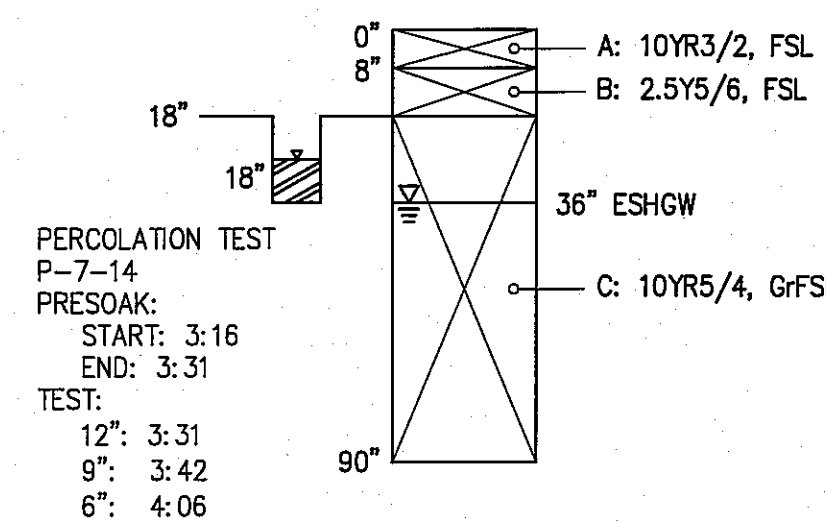


PERCOLATION TEST
P-5-14
PRESOAK:
START: 12:43
END: 12:58
TEST:
12": 12:58
9": 1:08
6": 1:26
RATE: 6 MPI

TP 06-14

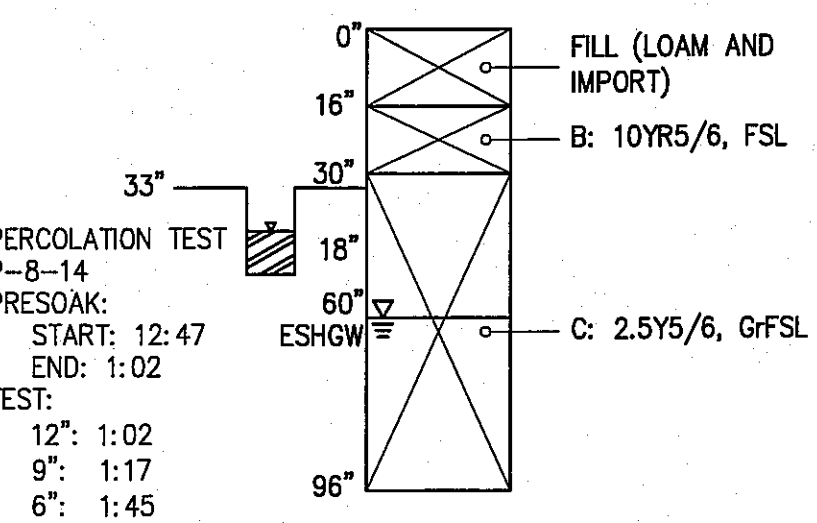


TP 07-14



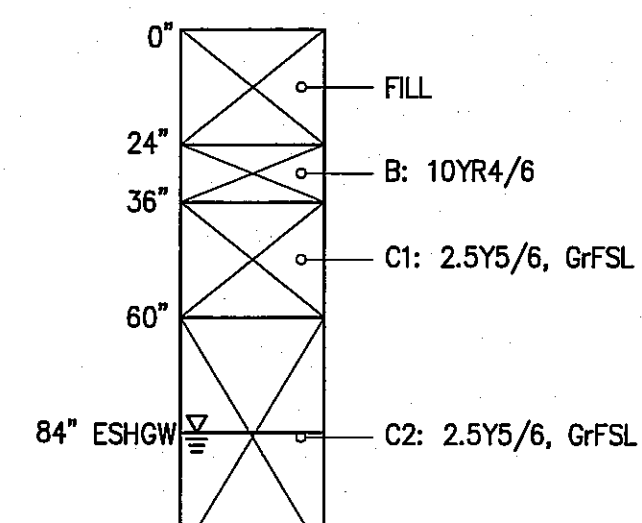
PERCOLATION TEST
P-7-14
PRESOAK:
START: 3:16
END: 3:31
TEST:
12": 3:31
9": 3:42
6": 4:06
RATE: 8 MPI

TP 08-14

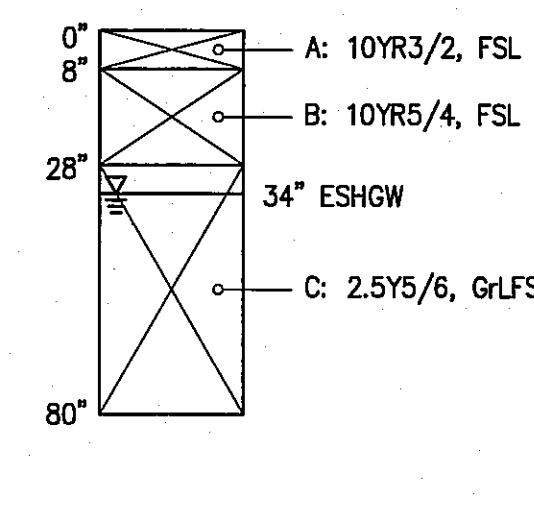


PERCOLATION TEST
P-8-14
PRESOAK:
START: 12:47
END: 1:02
TEST:
12": 1:02
9": 1:17
6": 1:45
RATE: 10 MPI

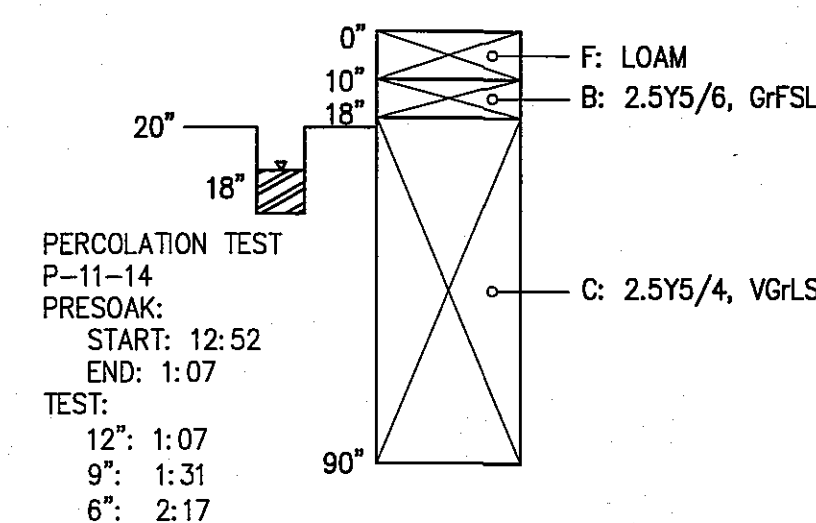
TP 09-14



TP 10-14

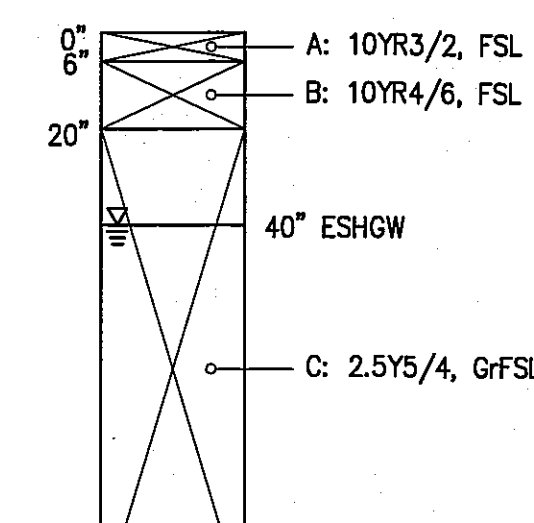


TP 11-14

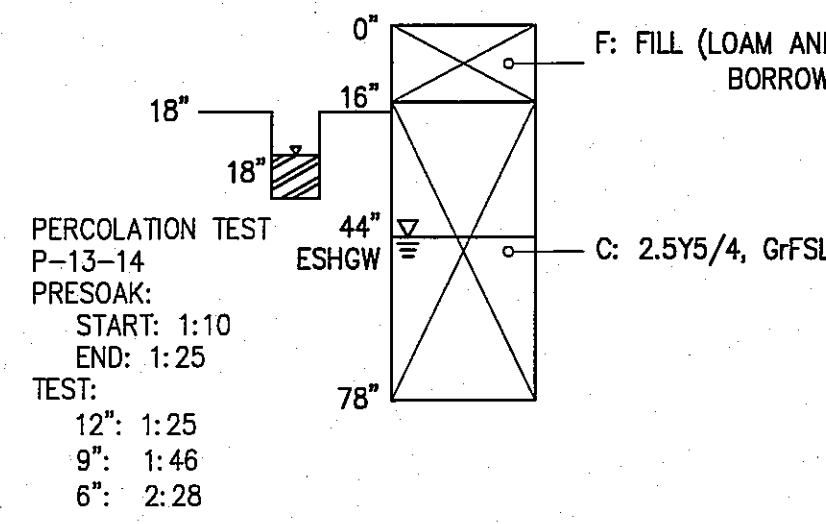


PERCOLATION TEST
P-11-14
PRESOAK:
START: 12:52
END: 1:07
TEST:
12": 1:07
9": 1:31
6": 2:17
RATE: 16 MPI

TP 12-14

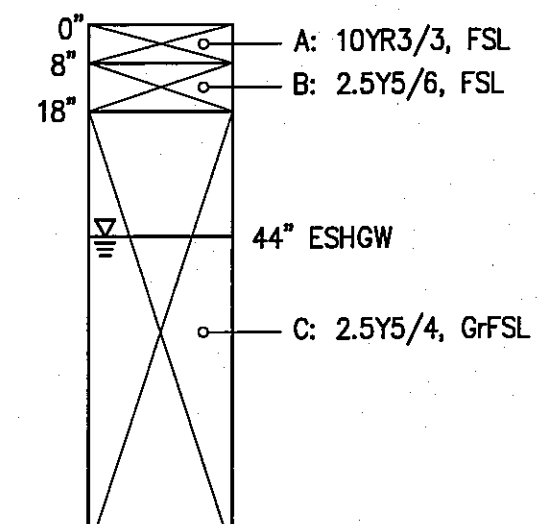


TP 13-14

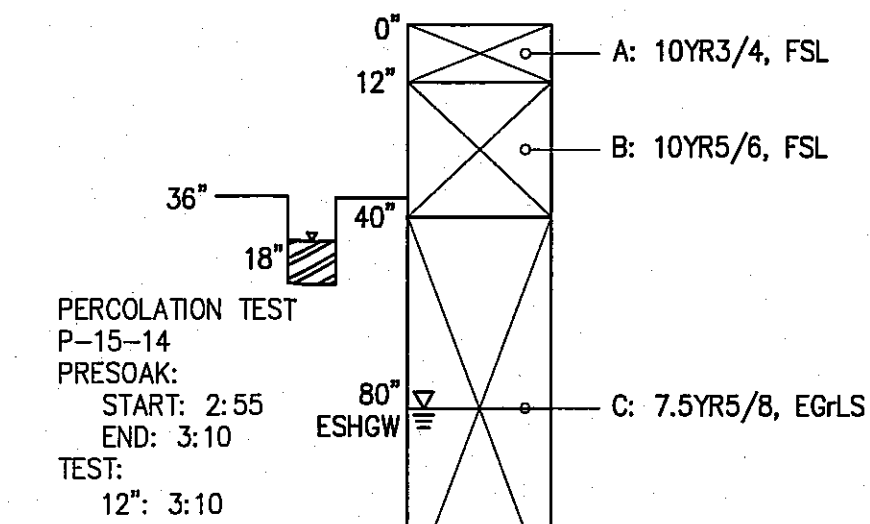


PERCOLATION TEST
P-13-14
PRESOAK:
START: 1:10
END: 1:25
TEST:
12": 1:25
9": 1:46
6": 2:28
RATE: 14 MPI

TP 14-14

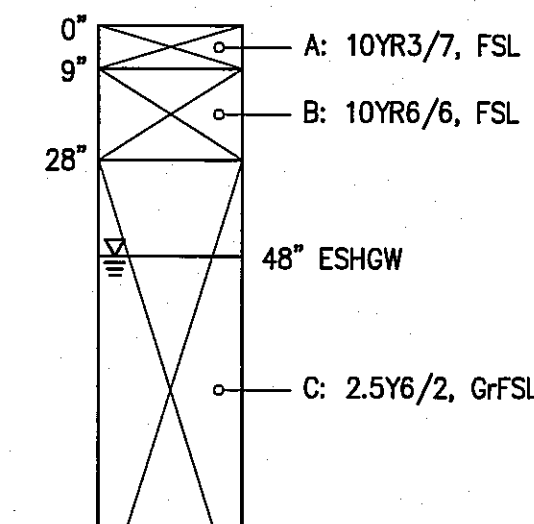


TP 15-14

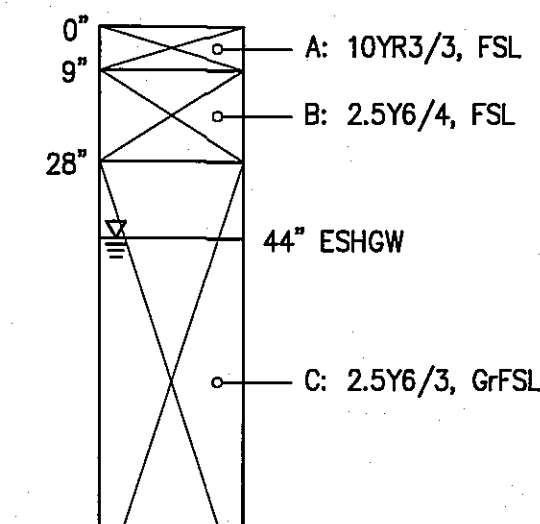


PERCOLATION TEST
P-15-14
PRESOAK:
START: 2:55
END: 3:10
TEST:
12": 3:10
9": 3:15
6": 3:21
RATE: 2 MPI

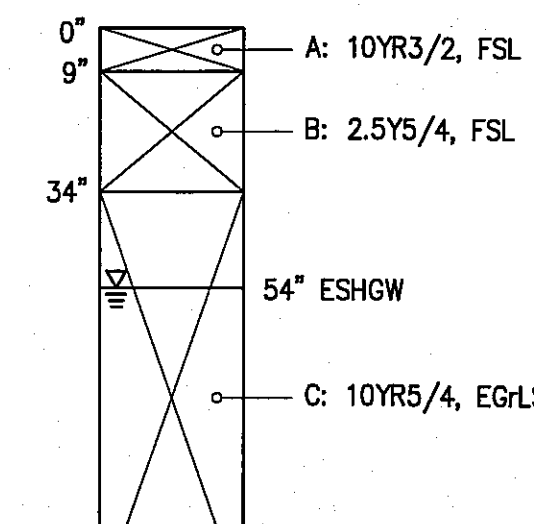
TP 16-14



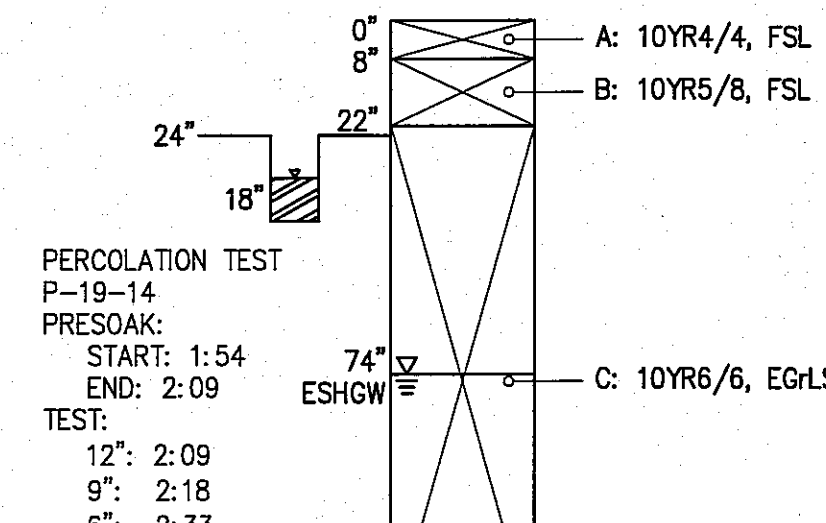
TP 17-14



TP 18-14

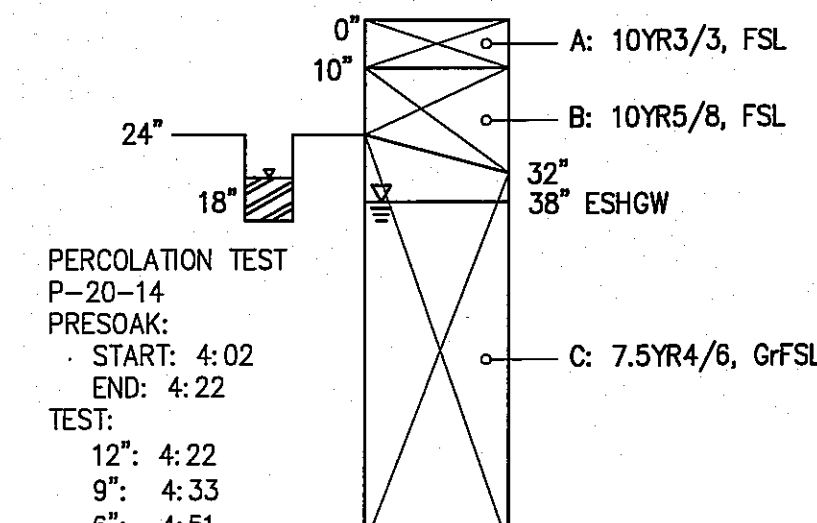


TP 19-14



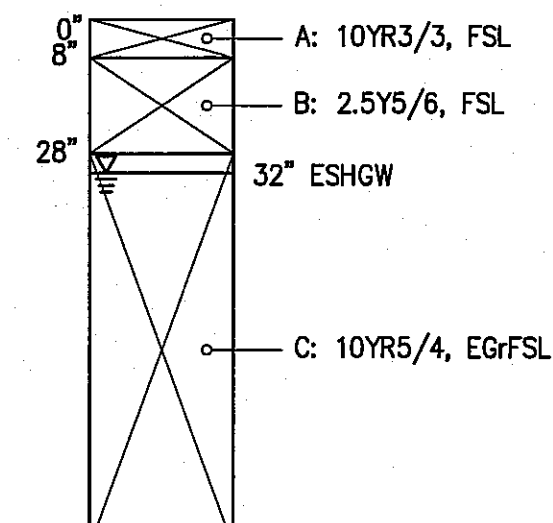
PERCOLATION TEST
P-19-14
PRESOAK:
START: 1:54
END: 2:09
TEST:
12": 2:09
9": 2:18
6": 2:33
RATE: 5 MPI

TP 20-14

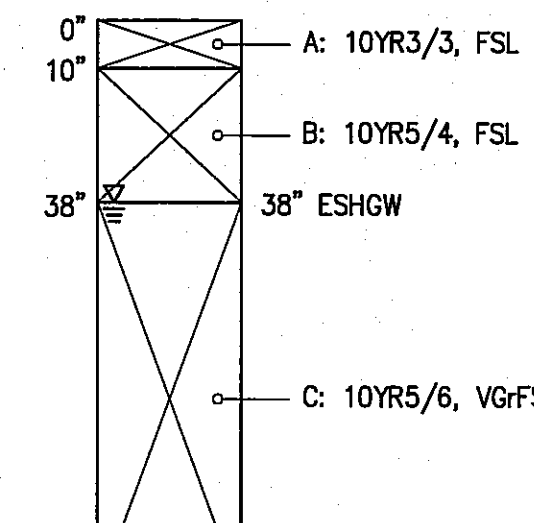


PERCOLATION TEST
P-20-14
PRESOAK:
START: 4:02
END: 4:22
TEST:
12": 4:22
9": 4:33
6": 4:51
RATE: 6 MPI

TP 21-14



TP 22-14



TP 23-14

