

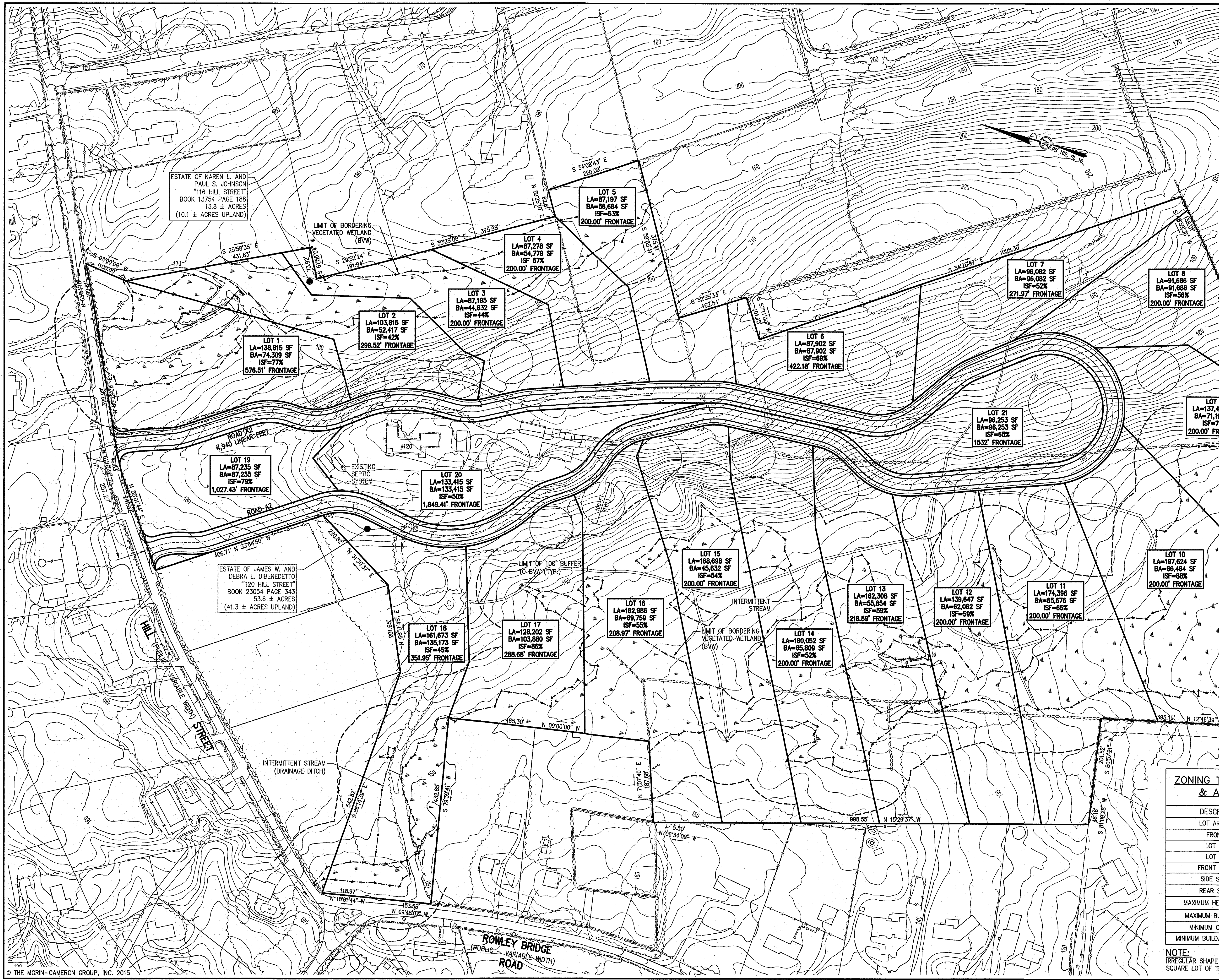
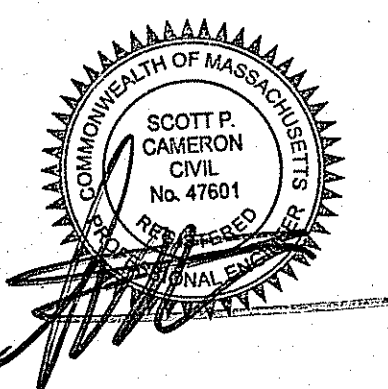
PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC
DATE: SEPTEMBER 10, 2015
REVISED: OCTOBER 30, 2015
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01863
P: 978-887-6586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



ZONING TABLE FOR OUTLYING RESIDENTIAL & AGRICULTURAL DISTRICT (ORA)

DESCRIPTION	REQUIREMENT
LOT AREA (LA)	87,120 SF
FRONTAGE	200 FT.
LOT DEPTH	200 FT. AVERAGE
LOT WIDTH	160 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	40 FT.
MAXIMUM HEIGHT/STORIES	40 FT./2.5
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%
MINIMUM BUILDABLE AREA (BA)	30,000 SF

NOTE:
IRREGULAR SHAPE FACTOR (ISF): LOT AREA > 35% OF A
SQUARE LOT OF THE SAME PERIMETER.
PROJ. #3352
DRAWING: 3352 MAIN

PLAN
SCALE: 1" = 100'
0 50 100 200

CONVENTIONAL
LOTING
PROOF PLAN

DRAWING NO.
16B OF 16

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

The
Morin-Cameron
GROUP, INC.

LOT 5
LA=87,197 SF
BA=56,684 SF
ISF=53%
200.00' FRONTAGE

LOT 16
LA=162,986 SF
BA=69,759 SF
ISF=55%
208.97' FRONTAGE

LOT 18
LA=161,673 SF
BA=135,173 SF
ISF=45%
351.95' FRONTAGE

CURVE	ARC LENGTH	RADIUS
C1	10.63'	150.00'
C2	41.11'	150.00'
C3	101.12'	150.00'
C4	110.79'	150.00'
C5	173.91'	275.00'
C6	74.70'	150.00'
C7	22.69'	150.00'
C8	13.29'	200.00'
C9	43.77'	200.00'
C10	140.19'	150.00'
C11	45.58'	150.00'
C12	510.35'	150.00'
C13	130.20'	150.00'
C14	86.97'	150.00'
C15	61.16'	150.00'
C16	116.89'	150.00'
C17	101.95'	150.00'
C18	56.66'	150.00'
C19	284.52'	246.00'
C20	120.10'	150.00'
C21	60.85'	150.00'
C22	62.51'	150.00'

PLAN

SCALE: 1" = 40'



0 20 40 80

CONVENTIONAL
ROADWAY PLAN 1

DRAWING NO.

16C OF 16

PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

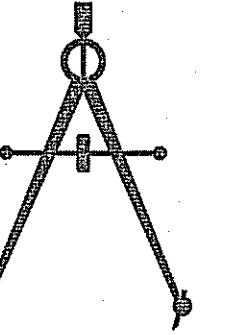
DATE: SEPTEMBER 10, 2015

REVISED: OCTOBER 30, 2015

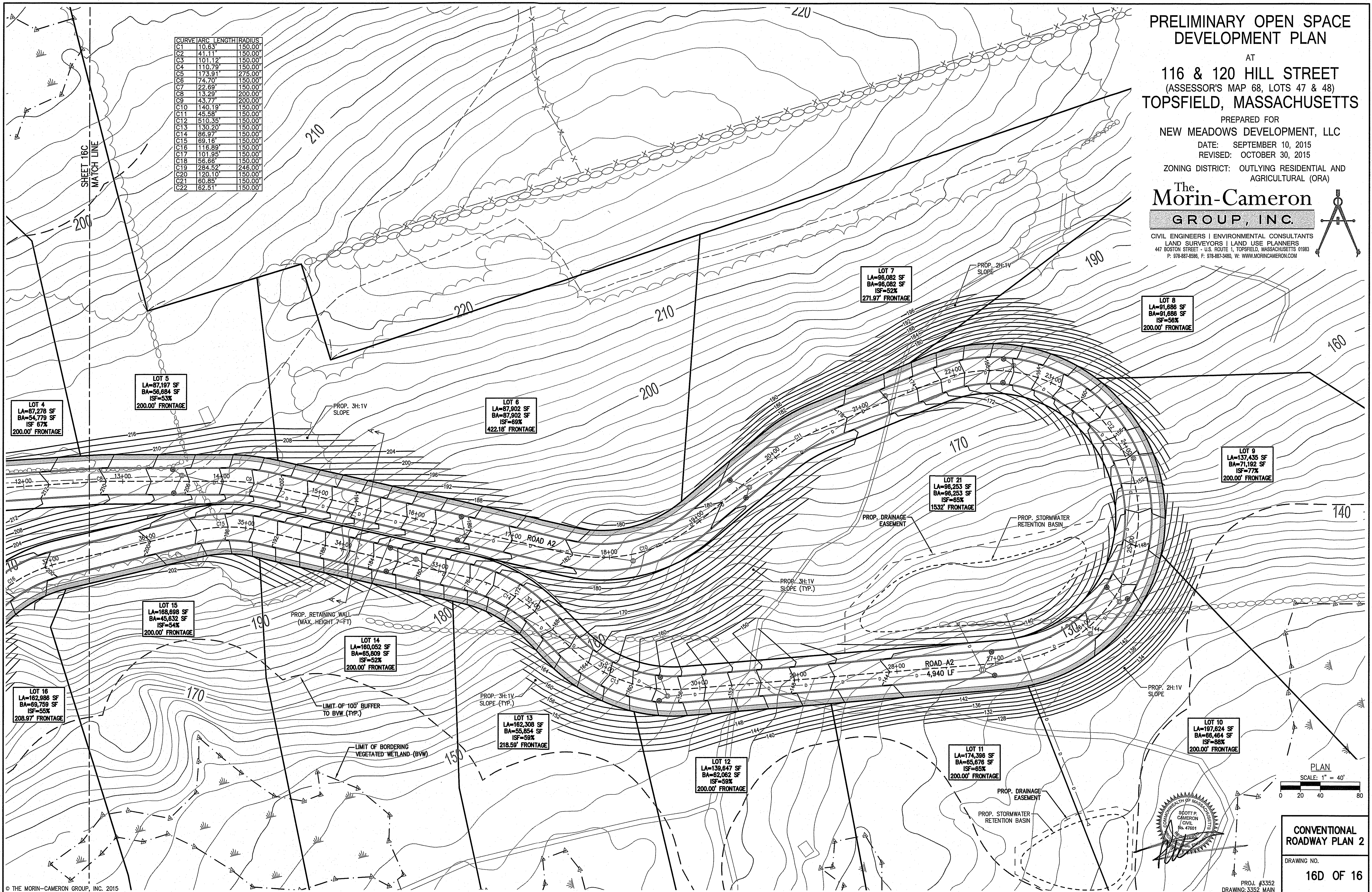
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

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: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



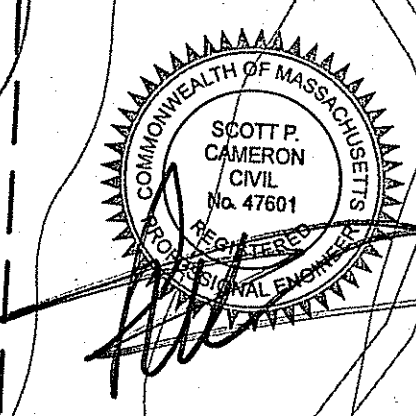
CURVE	ARC LENGTH	RADIUS
C1	10.63'	150.00'
C2	41.11'	150.00'
C3	101.12'	150.00'
C4	110.79'	150.00'
C5	173.91'	275.00'
C6	74.70'	150.00'
C7	22.69'	150.00'
C8	13.29'	200.00'
C9	43.77'	200.00'
C10	140.19'	150.00'
C11	45.58'	150.00'
C12	510.35'	150.00'
C13	130.20'	150.00'
C14	86.97'	150.00'
C15	69.16'	150.00'
C16	116.89'	150.00'
C17	101.95'	150.00'
C18	56.66'	150.00'
C19	284.32'	246.00'
C20	120.10'	150.00'
C21	80.85'	150.00'
C22	62.51'	150.00'



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

CONVENTIONAL
ROADWAY PLAN 2

DRAWING NO.
16D OF 16



PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

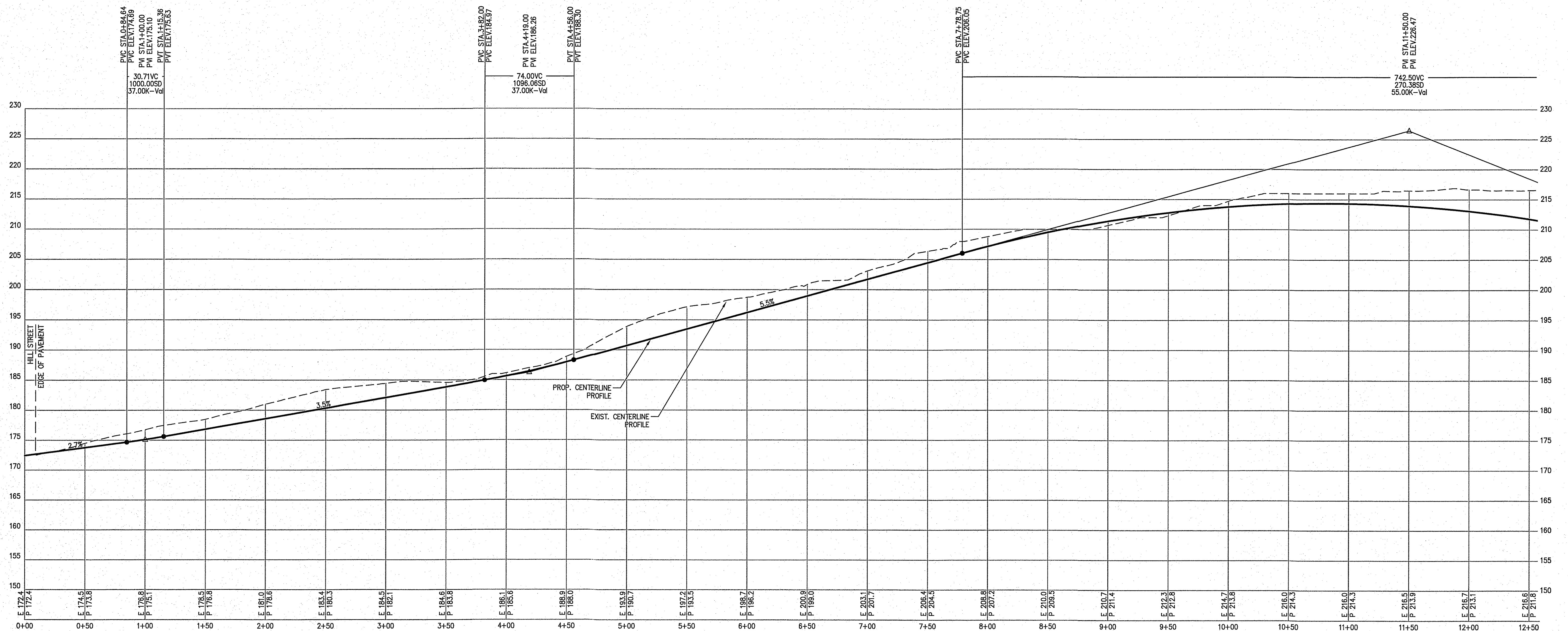
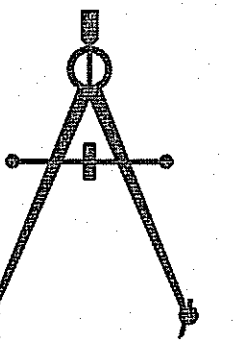
DATE: SEPTEMBER 10, 2015

REVISED: OCTOBER 30, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

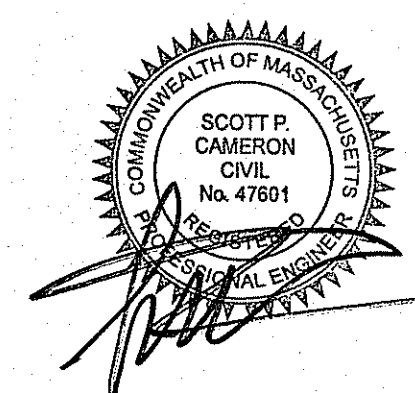
The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



PROFILE - ROAD A2

SCALE: 1"=40' HORIZONTAL
1"=8' VERTICAL



CONVENTIONAL
ROAD PROFILE 1

DRAWING NO.

16E OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN
AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

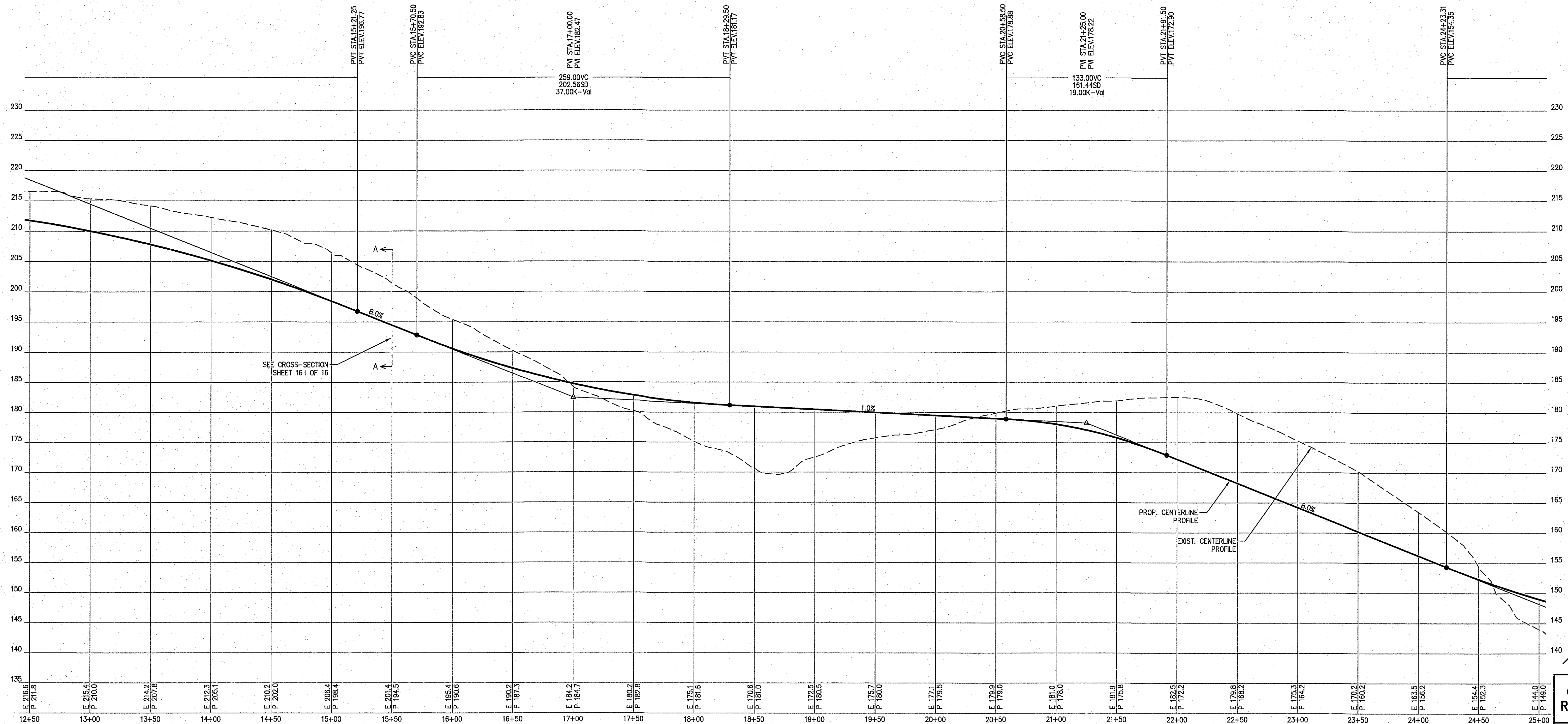
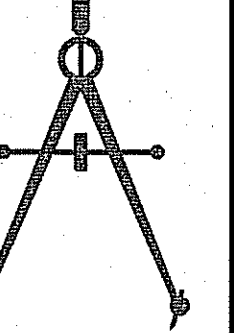
DATE: SEPTEMBER 10, 2015

REVISED: OCTOBER 30, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

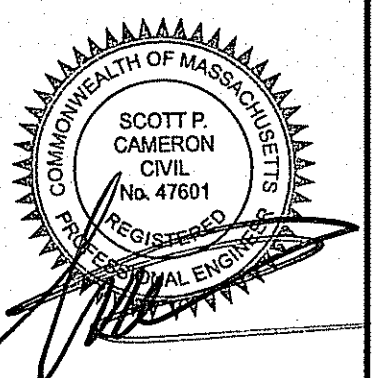
The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-857-8586, F: 978-857-3480, W: WWW.MORINCAMERON.COM



PROFILE - ROAD A2

SCALE: 1"=40' HORIZONTAL
1"=8' VERTICAL



CONVENTIONAL
ROAD PROFILE 2

DRAWING NO.

16F OF 16

PROJ. #3352
DRAWING: 3352 MAIN

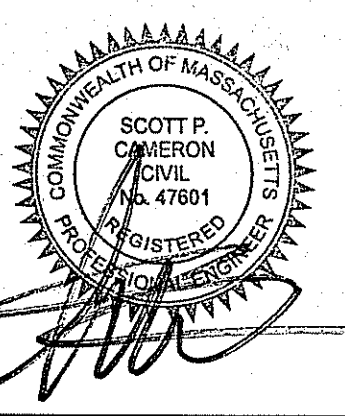
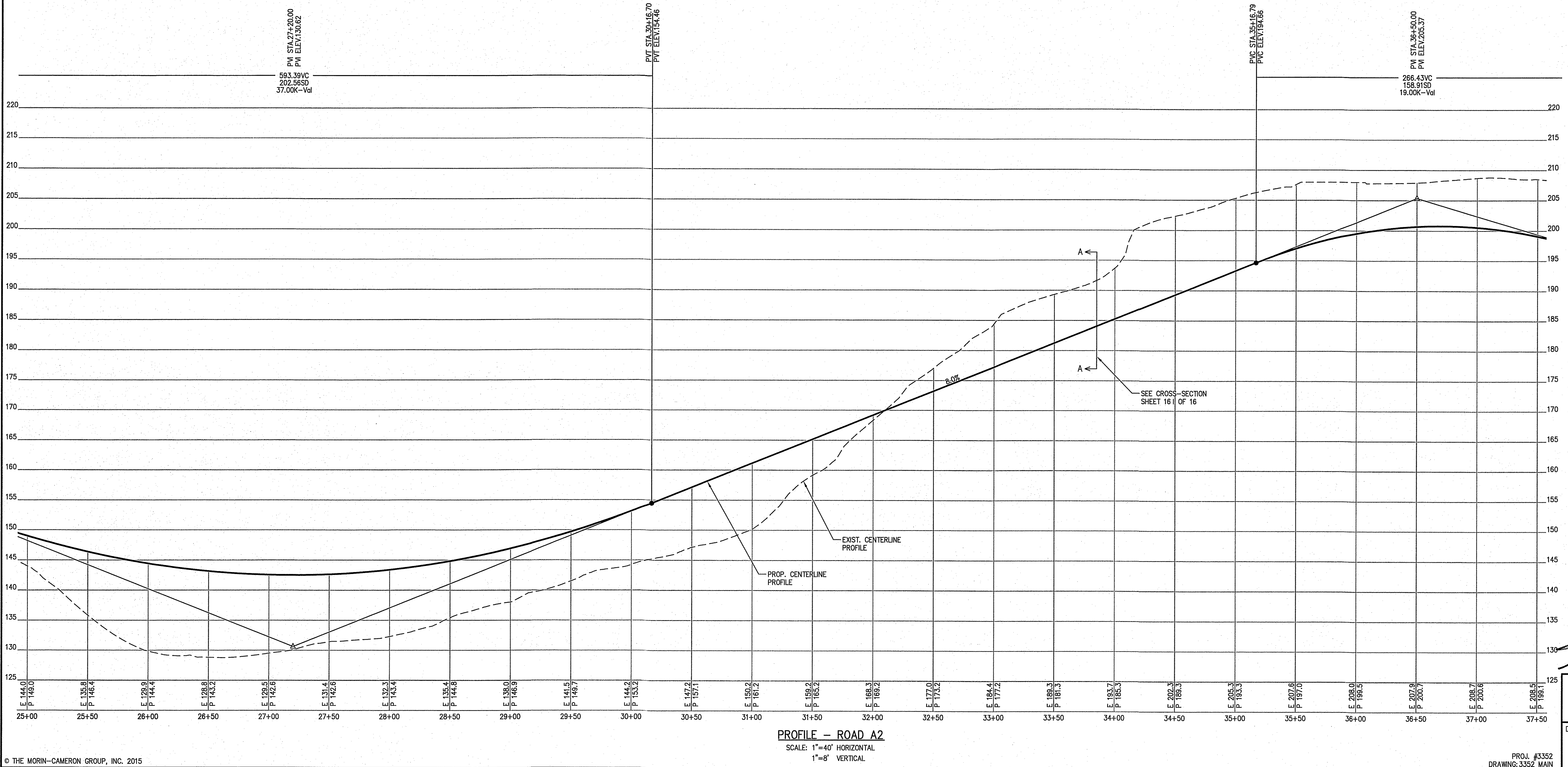
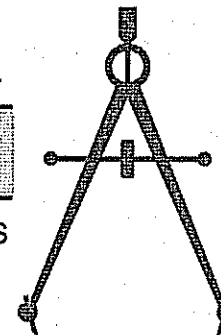
PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC
DATE: SEPTEMBER 10, 2015
REVISED: OCTOBER 30, 2015
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

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: 978-867-8586, F: 978-867-3480, W: WWW.MORINCAMERON.COM



CONVENTIONAL
ROAD PROFILE 3
DRAWING NO.
16G OF 16
PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

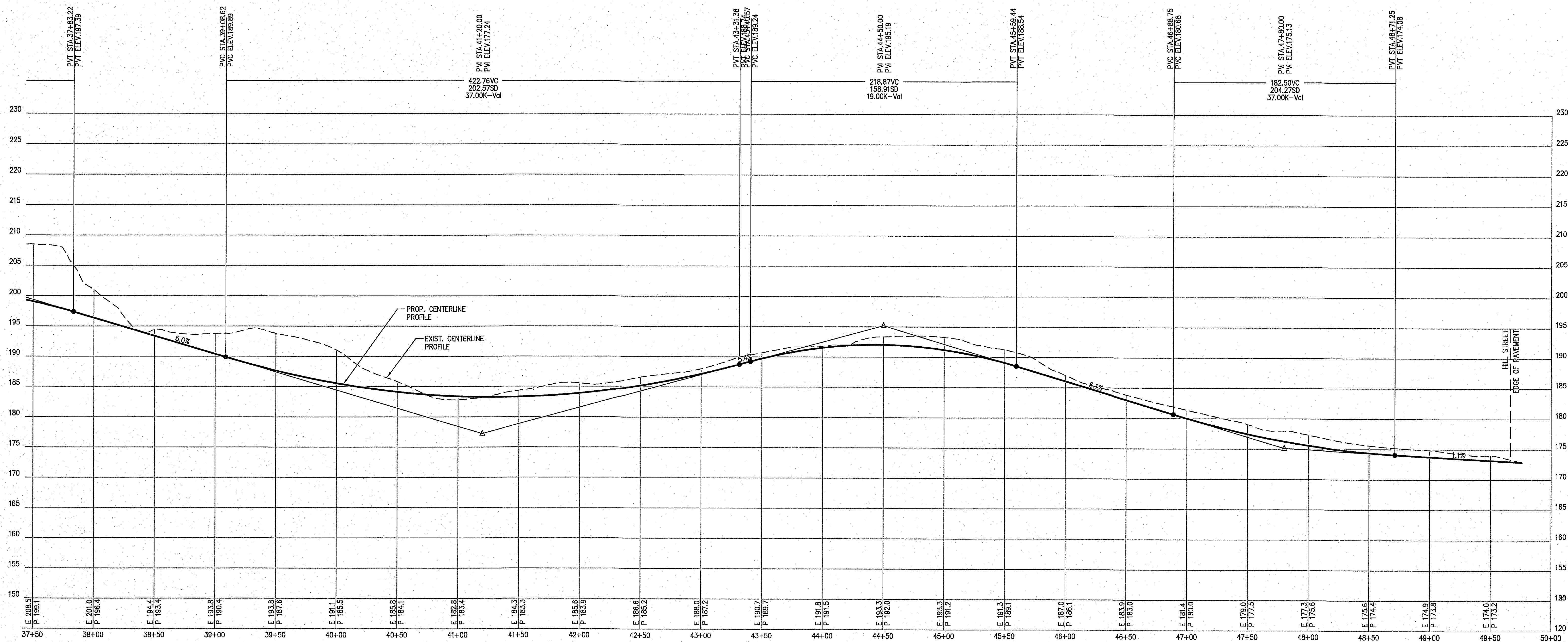
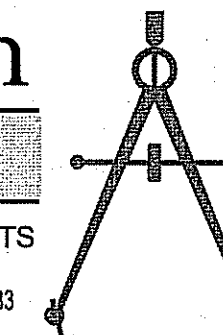
PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: SEPTEMBER 10, 2015
REVISED: OCTOBER 30, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

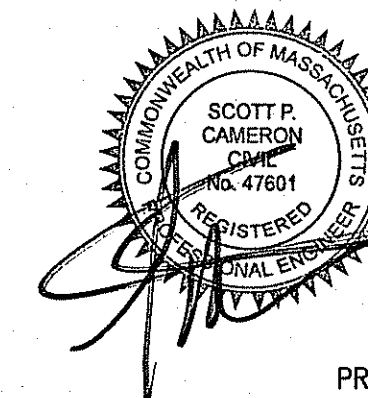
The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-887-8586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



PROFILE - ROAD A2

SCALE: 1"=40' HORIZONTAL
1"=8' VERTICAL



CONVENTIONAL
ROAD PROFILE 4

DRAWING NO.

16H OF 16

PROJ. #3352
DRAWING: 3352 MAIN

PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN

AT

116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

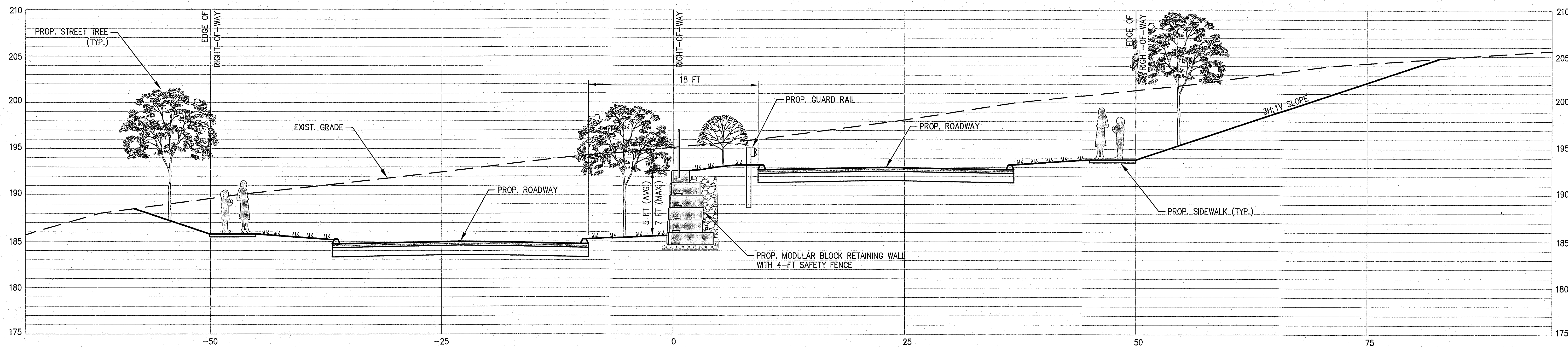
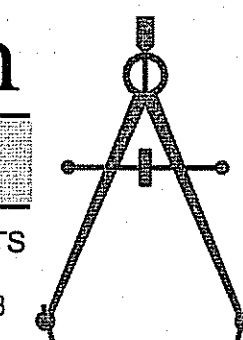
DATE: SEPTEMBER 10, 2015

REVISED: OCTOBER 30, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

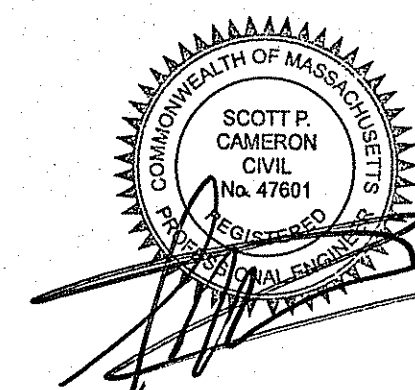
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
P: 978-887-8585, F: 978-887-3480, W: WWW.MORINCAMERON.COM



ROADWAY CROSS-SECTION A-A (STA. 15+50 & 33+85)

SCALE: 1"=5'

NOTE: SEE TYPICAL ROADWAY CROSS-SECTION SHEET 14 OF 16



CONVENTIONAL
ROADWAY
CROSS-SECTION

DRAWING NO.

161 OF 16

PROJ. #3352
DRAWING: 3352 MAIN