

PRELIMINARY OPEN SPACE DEVELOPMENT PLAN

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

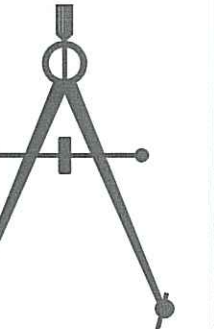
PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: SEPTEMBER 10, 2015
REVISED: OCTOBER 30, 2015
NOVEMBER 30, 2015
DECEMBER 7, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

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LOTING PLAN DESIGN NOTES:

- AVERAGE LOT SIZE = 58,382± SF (LOTS 1-21).
- LOT 21 - EXISTING DWELLINGS AND ACCESSORY STRUCTURES LOCATED AT 120 HILL STREET TO REMAIN.
- ROAD PARCEL CONSISTS OF 4.77± ACRES.
- OPEN SPACE PROVIDED = 34.34± ACRES (50.9% OF TRACT).

GRADING NOTE:

- REFER TO SHEET 14 FOR PROPOSED GRADING OF ALTERNATIVE ENTRANCE LAYOUT

LEGEND

- EXISTING ON-SITE TRAIL TO REMAIN
- EXISTING OFF-SITE TRAIL
- PROPOSED ON-SITE TRAIL
- PRIOR OPEN SPACE PLAN FOR COMPARISON (SEE SHEET 3B)

ZONING TABLE FOR OUTLYING RESIDENTIAL & AGRICULTURAL DISTRICT (ORA) - OPEN SPACE BYLAW

DESCRIPTION	OPEN SPACE REQUIREMENT
LOT AREA (LA)	43,560 SF
FRONTAGE	80 FT. (1)
LOT DEPTH	200 FT. AVERAGE
LOT WIDTH	130 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	40 FT.
MAXIMUM HEIGHT/STORIES	35 FT./2.5
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%
MINIMUM BUILDABLE AREA (BA)	20,000 SF

NOTES:

- 50 FT. ON CUL-DE-SAC PROVIDED 130 FT IS PROVIDED BETWEEN LOT LINES A

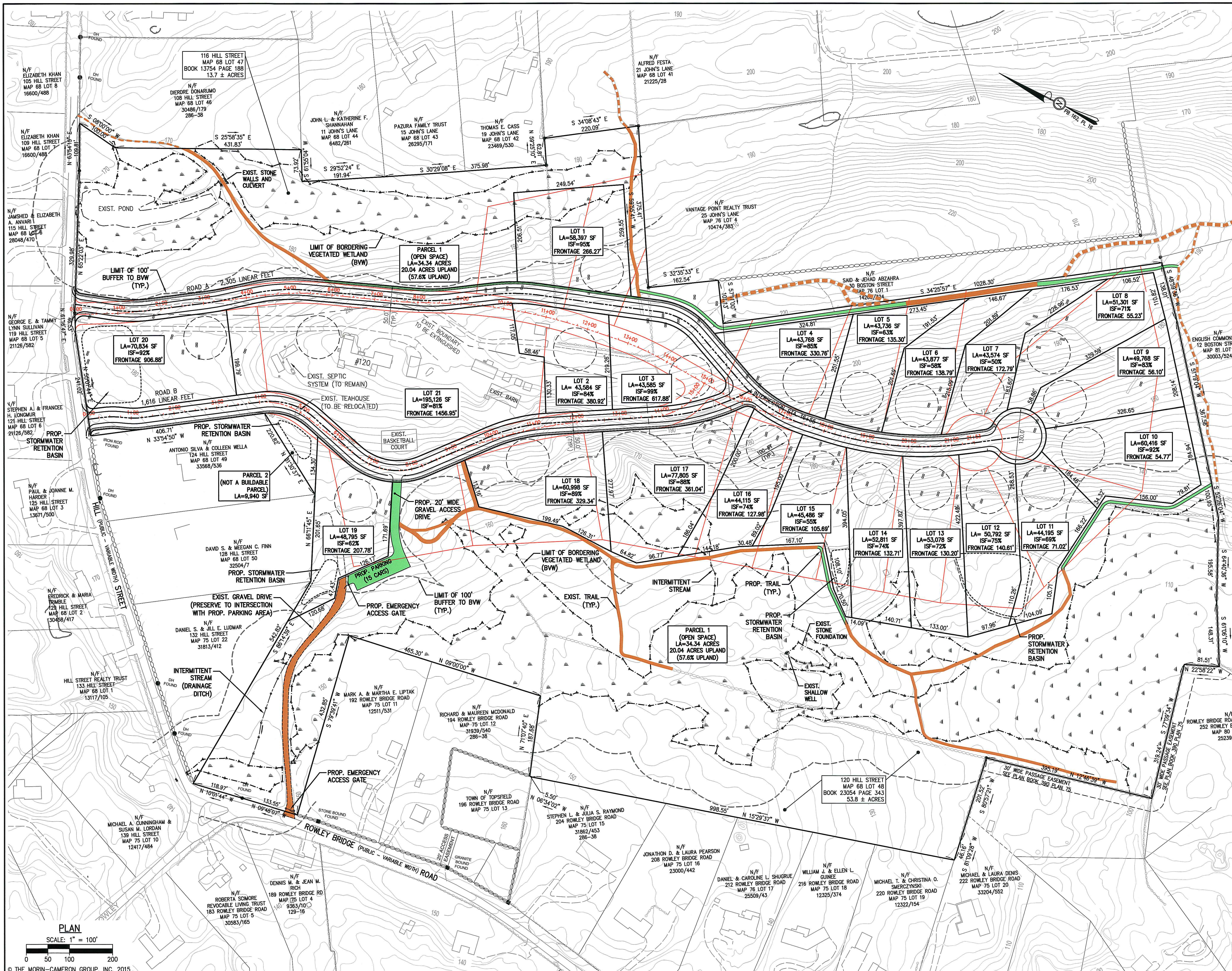


**OVERALL
LOTING PLAN
- NO WAIVER -**

DRAWING NO.

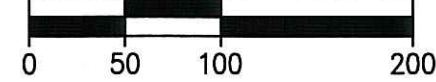
3C OF 16

PROJ. #3352
DRAWING: 3352 MAIN



PLAN

SCALE: 1" = 100'



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