

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: OCTOBER 12, 2015

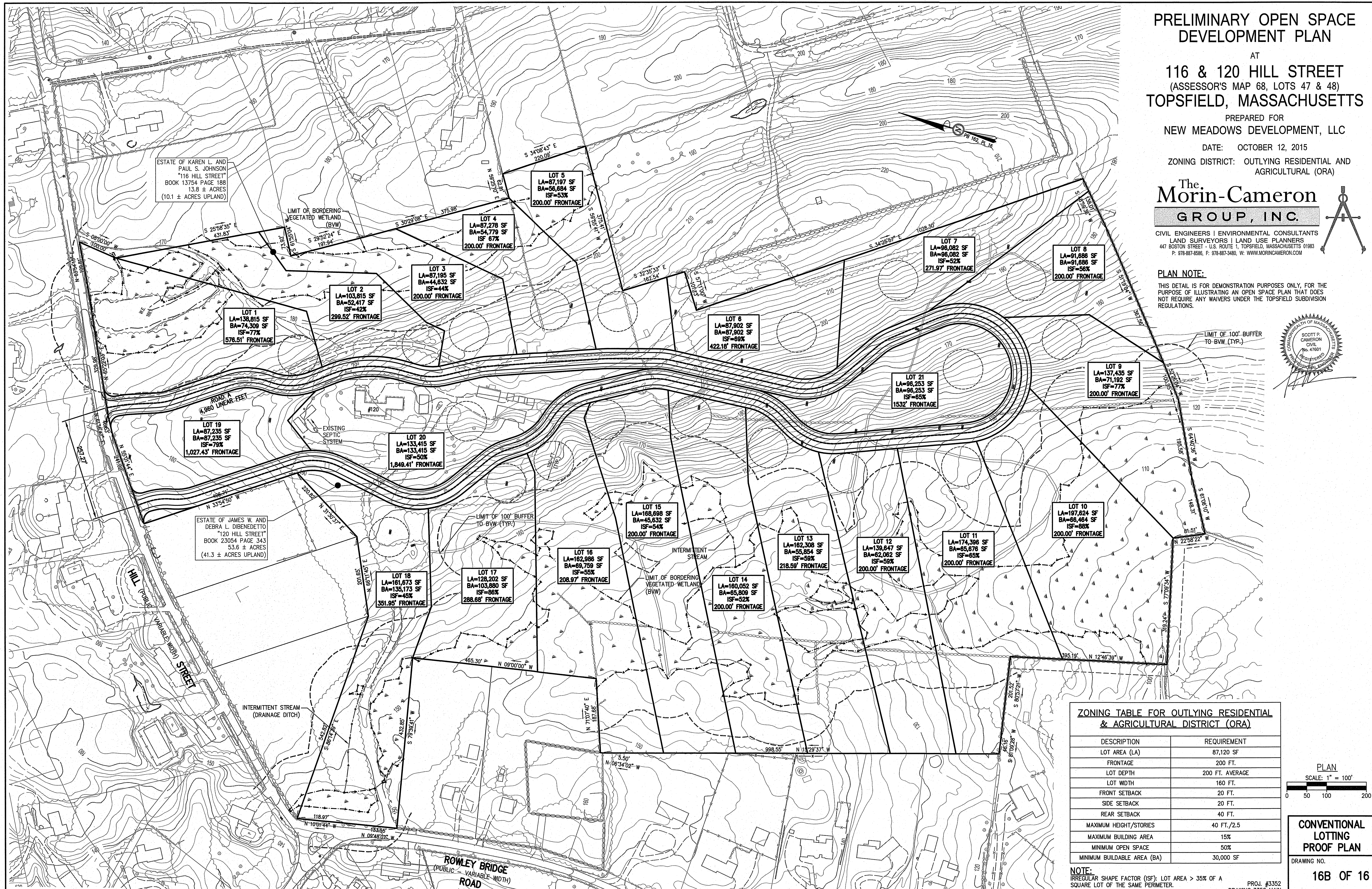
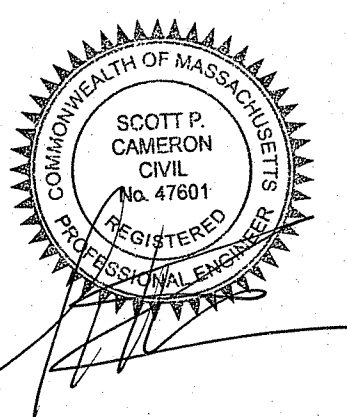
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
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PLAN NOTE:

THIS DETAIL IS FOR DEMONSTRATION PURPOSES ONLY, FOR THE
PURPOSE OF ILLUSTRATING AN OPEN SPACE PLAN THAT DOES
NOT REQUIRE ANY WAIVERS UNDER THE TOPSFIELD SUBDIVISION
REGULATIONS.



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.

PLAN
SCALE: 1" = 100'

CONVENTIONAL
LITTING
PROOF PLAN

DRAWING NO.
16B OF 16