

SCHEDULE OF PLAN SET DRAWINGS:

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. LOTTING PLAN
4. SITE PLAN
5. ROADWAY PLAN A & PROFILE
6. ROADWAY PLAN B & PROFILE

LEGEND

	EXISTING	PROPOSED
CONTOURS		
MAJOR	---	---
MINOR	---	---
WATER MAIN OR SERVICE	---	---
DRAIN PIPE	---	---
ZONE LINE	---	---
PROPERTY BOUNDARY	---	---
INTERIOR LOT LINE	---	---
SIDEWALK	---	---
EDGE OF PAVEMENT	---	---
TREE LINE	---	---
LIMIT OF BVW	---	---
100' WETLAND BUFFER	---	---
100' RIVER FRONT BUFFER	---	---
200' RIVER FRONT BUFFER	---	---
STONE WALL	---	---
CATCH BASIN	---	---
DRAIN MANHOLE	---	---
FIRE HYDRANT	---	---
TREE	---	---

ZONING TABLES FOR OPEN SPACE LOTS:

DIMENSIONS FOR INNER RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (IRA)

SETBACK	REQUIRED
AREA	20,000 S.F.
FRONTAGE	80 FT. (4)
DEPTH	150 FT.
WIDTH	100 FT.
FRONT	20 FT.
SIDE	15 FT.
REAR	40 FT.
HEIGHT/STORIES	35 FT./2.5
MAXIMUM BUILDING AREA	25%
MINIMUM OPEN SPACE	50%

DIMENSIONS FOR OUTLYING RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (ORA)

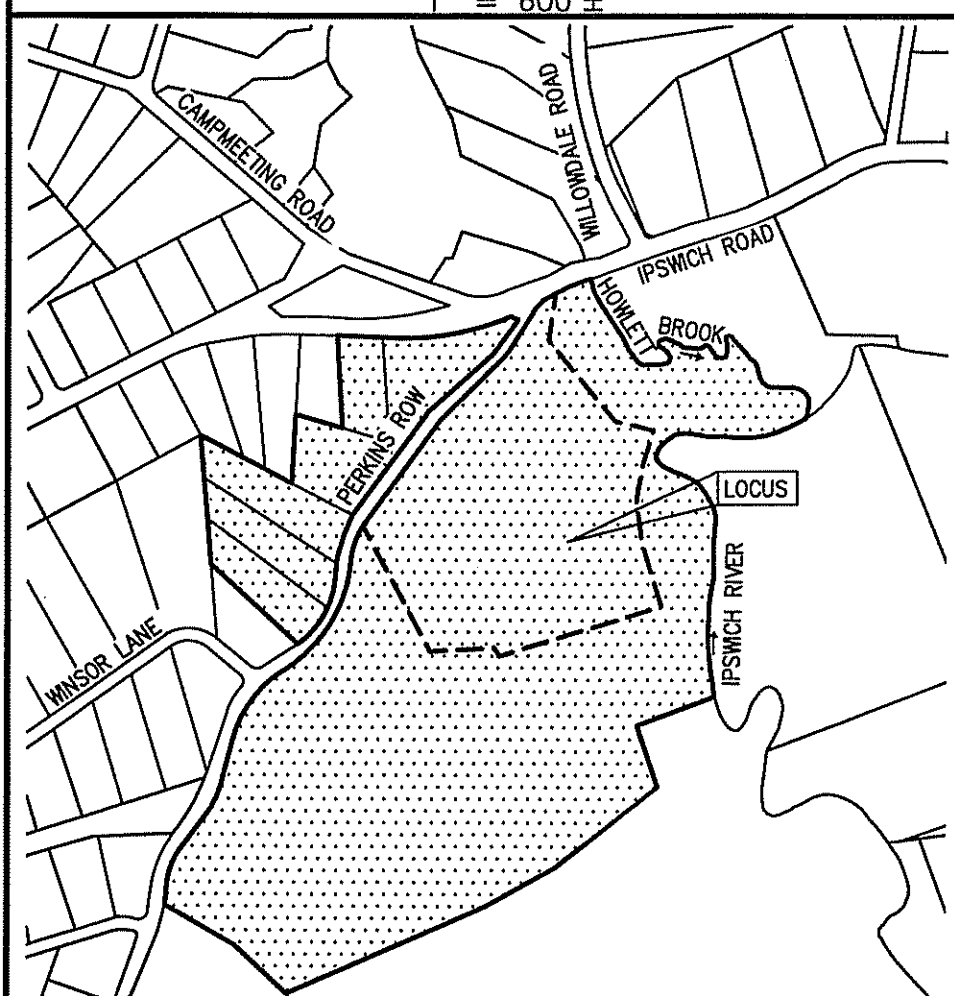
SETBACK	REQUIRED
AREA	43,560 S.F.
FRONTAGE	80 FT. (4)
DEPTH	200 FT.
WIDTH	130 FT.
FRONT	20 FT.
SIDE	20 FT.
REAR	40 FT.
HEIGHT/STORIES	35 FT./2.5
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%

ZONING TABLE NOTES:

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.
2. THE MINIMUM BUILDABLE AREA IS 15,000 SF IN THE IRA DISTRICT AND 20,000 SF IN THE ORA DISTRICT.
3. SEE SECTION 4 OF THE TOPSFIELD ZONING BYLAW.
4. A LOT ON THE TURNING CIRCLE OF A DEAD END MAY HAVE FRONTAGE OF NOT LESS THAN 50 FT, PROVIDED THAT IN ALL LOTS THE DISTANCE BETWEEN THE SIDE LOT LINES SHALL BE AT LEAST 100 FT AT THE FRONT MOST POINT OF THE DWELLING IN THE IRA DISTRICT AND AT LEAST 130 FT AT THE FRONT MOST POINT OF THE DWELLING IN THE ORA DISTRICT.

LOCUS MAP:

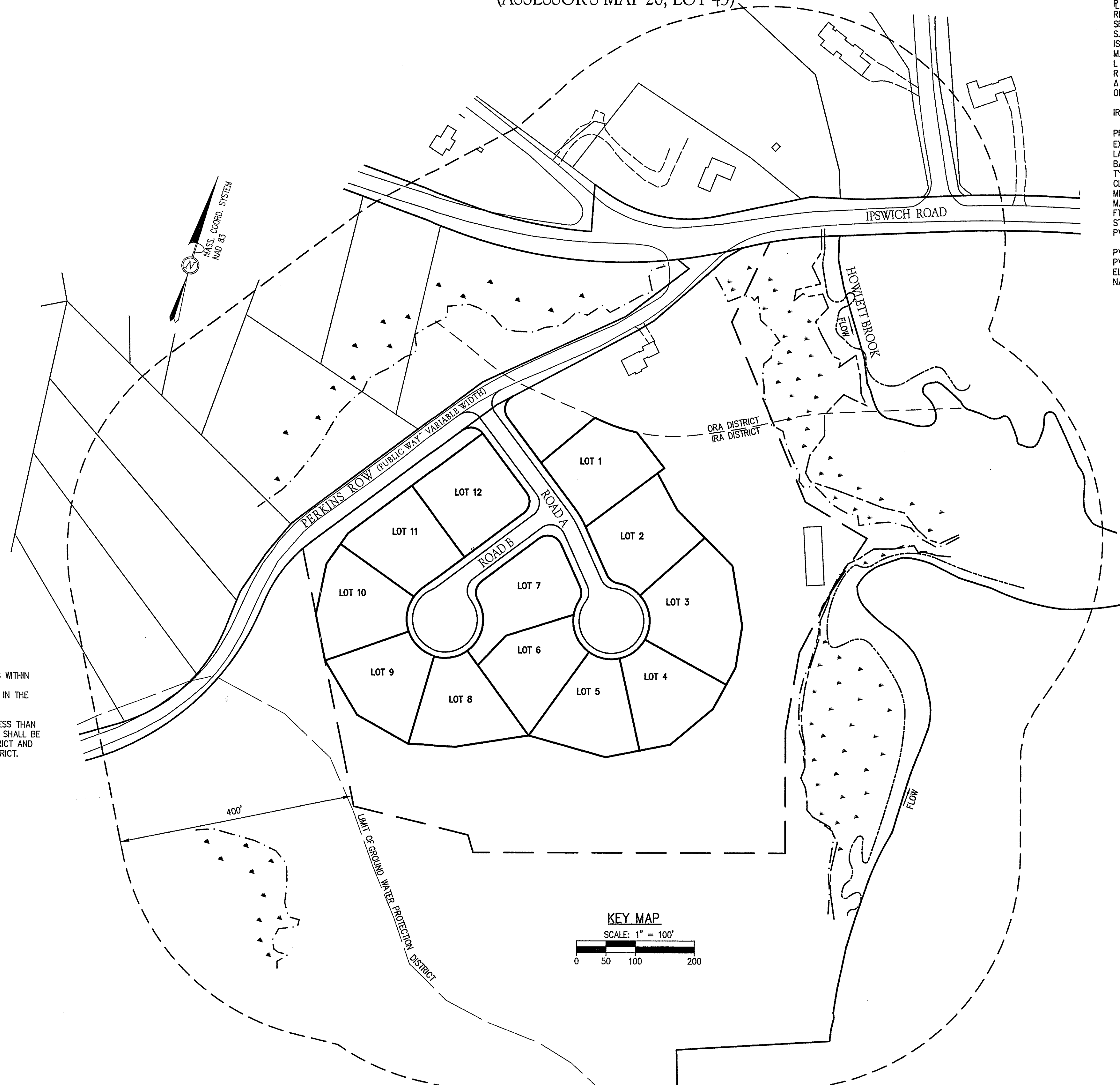
1" = 600'±



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PRELIMINARY OPEN SPACE SUBDIVISION PLAN

AT
333 PERKINS ROW
TOPSFIELD, MASSACHUSETTS
(ASSESSOR'S MAP 20, LOT 43)



ABBREVIATIONS:

±	PLUS OR MINUS
APPROX.	APPROXIMATE
BK	BOOK
BVW	BORDERING VEGETATED WETLAND
CB	CONCRETE BOUND
CL	CENTERLINE
D	DIAMETER
DH	DRILL HOLE
EOP	EDGE OF PAVEMENT
FND	FOUND
EXIST	EXISTING
IP	IRON PIPE
LF	LINEAR FEET
MEA	MEASURED
N/F	NOW OR FORMERLY
N-S-E-W	NORTH-SOUTH-EAST-WEST
N.T.S.	NOT TO SCALE
PG	PAGE
P	PROPERTY LINE
REC	RECORD
SB	STONE BOUND
S.F.	SQUARE FEET
ISF	IRREGULAR SHAPE FACTOR
MAHW	MEAN ANNUAL HIGH WATER
L	LENGTH
R	RADIUS
Δ	DELTA
ORA	OUTLYING RESIDENTIAL AND AGRICULTURAL
IRA	INNER RESIDENTIAL AND AGRICULTURAL
PROP./P	PROPOSED
EXIST./E	EXISTING
LA	LOT AREA
BA	BUILDABLE AREA
TYP.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
MIN.	MINIMUM
MAX.	MAXIMUM
FT	FEET
STA	STATION
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVC	POINT OF VERTICAL CURVATURE
ELEV.	ELEVATION
NAVD	NORTH AMERICAN VERTICAL DATUM

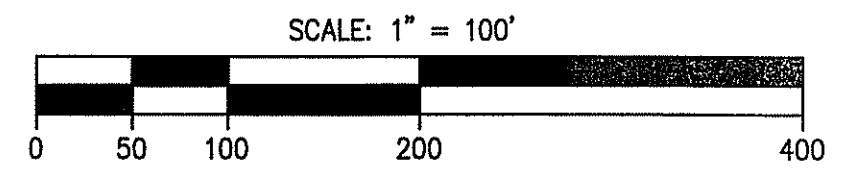
PRELIMINARY OPEN SPACE SUBDIVISION PLAN

AT
333 PERKINS ROW

(ASSESSOR'S MAP 20, LOT 43)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
BURHANI, LLC

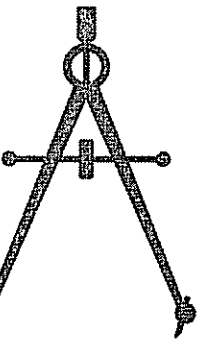
DATE: APRIL 24, 2017



ZONING DISTRICT: INNER RESIDENTIAL AND AGRICULTURE (IRA) / OUTLYING RESIDENTIAL AND AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, F: 978-774-3488, W: WWW.MORINCAMERON.COM



ZONING DISTRICTS:

- INNER RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (IRA)
- OUTLYING RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (ORA)
- GROUNDWATER PROTECTION DISTRICT
- IPSWICH RIVER PROTECTION DISTRICT

ANTICIPATED PERMITS:

1. DEFINITIVE SUBDIVISION
2. TOPSFIELD STORMWATER AND EROSION CONTROL PERMIT
3. SCENIC ROAD PERMIT
4. EPA NPDES PERMIT

APPLICANT:

BURHANI, LLC
2500 MAIN STREET, SUITE 210
TEWKSBURY, MA 01876

RECORD OWNERS:

IC ADVANTAGE, INC., RIYAZ ESMAIL,
ZAHRA MUFADDAL, BURHANI, LLC
2500 MAIN STREET, SUITE 210
TEWKSBURY, MA 01876
DEED BOOK 34547 PAGE 369

GENERAL NOTE:

THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF FILING A PRELIMINARY SUBDIVISION APPLICATION. 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.

COVER SHEET

DRAWING NO.

1 OF 6

PROJ. #3460
DRAWING: 3460 LAYOUT

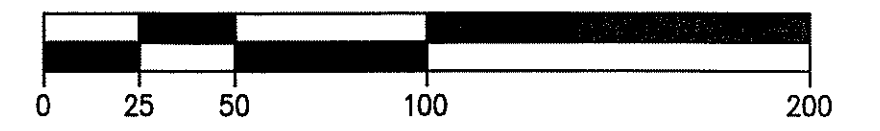
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TOPSFIELD, MASSACHUSETTS

PREPARED FOR
BURHANI, LLC

DATE: APRIL 24, 2017

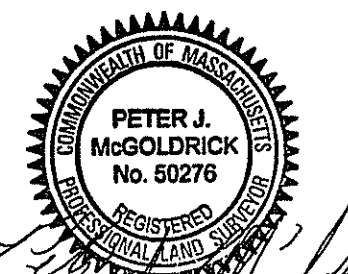
SCALE: 1" = 50'



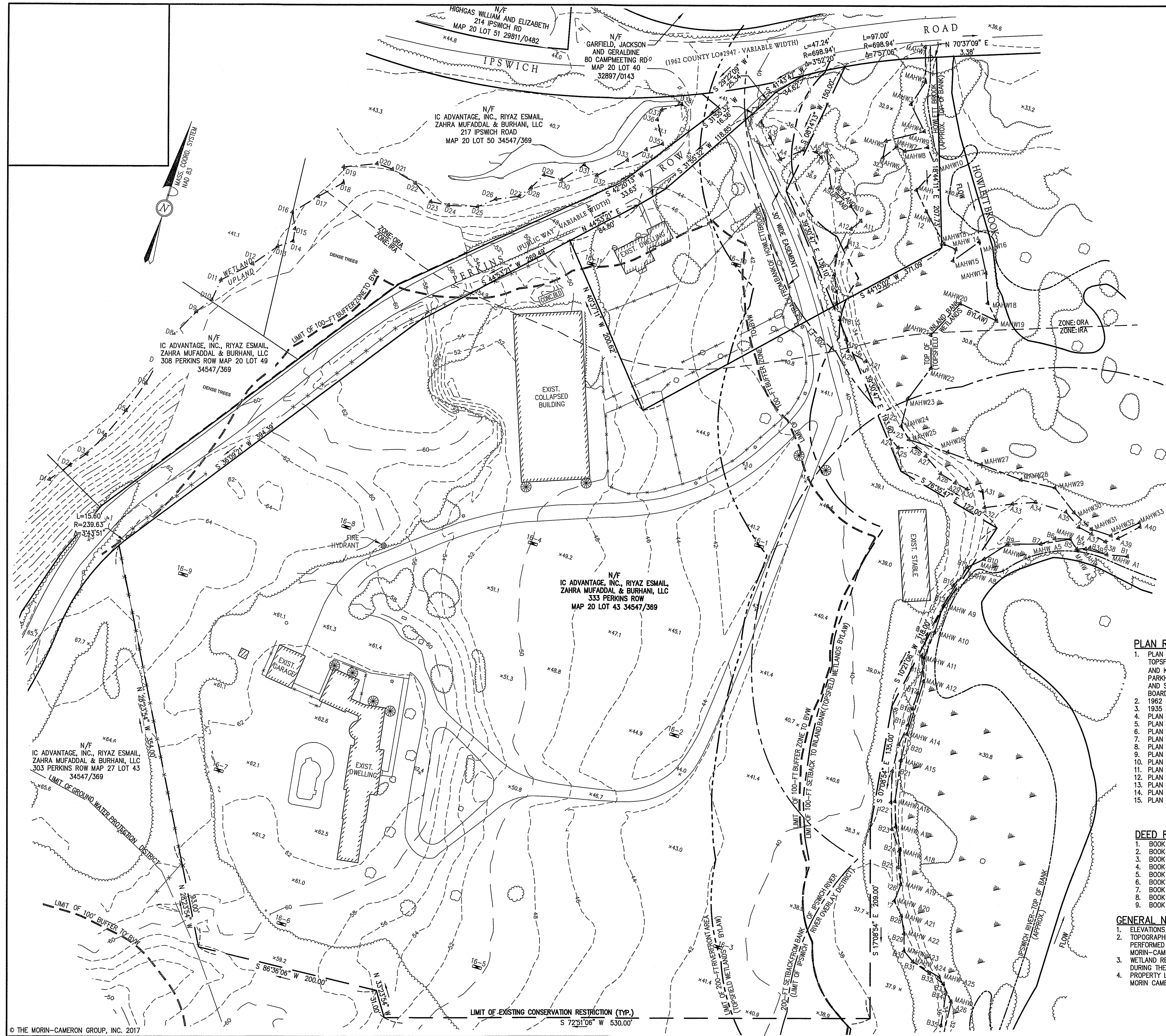
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4/24/17



PLAN REFERENCES:

1. PLAN ENTITLED "PLAN OF LAND IN TOPSFIELD, MA PROPERTY OF ROBERT W. AND KATHLEEN JEFFREY" BY DONOHUE AND PARKHURST, INC DATED FEBRUARY 16, 1993 AND SIGNED BY THE TOPSFIELD PLANNING BOARD FEBRUARY 16, 1993.
2. 1962 ESSEX COUNTY LAYOUT # 2947
3. 1935 ESSEX COUNTY LAYOUT # 2538
4. PLAN BOOK 136, PLAN 8
5. PLAN BOOK 125, PLAN 63
6. PLAN BOOK 124, PLAN 89
7. PLAN BOOK 99, PLAN 49
8. PLAN BOOK 98, PLAN 68
9. PLAN BOOK 98, PLAN 67
10. PLAN BOOK 95, PLAN 76
11. PLAN BOOK 87, PLAN 70
12. PLAN BOOK 85, PLAN 96
13. PLAN BOOK 64, PLAN 17
14. PLAN # 124 OF THE YEAR 1973
15. PLAN # 289 OF THE YEAR 1962

DEED REFERENCES:

1. BOOK 34547, PAGE 369
2. BOOK 5958, PAGE 358
3. BOOK 5954, PAGE 413
4. BOOK 5040, PAGE 417
5. BOOK 4940, PAGE 171
6. BOOK 4919, PAGE 373
7. BOOK 4901, PAGE 355
8. BOOK 4733, PAGE 338
9. BOOK 6054, PAGE 306

GENERAL NOTES:

1. ELEVATIONS BASED ON NAVD 1988.
2. TOPOGRAPHIC FEATURES AND LOCATIONS WERE OBTAINED FROM AN AERIAL SURVEY PERFORMED BY COL-EAST AND A PARTIAL FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP INC BETWEEN NOVEMBER 2016 AND APRIL 2017.
3. WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL CONSULTING DURING THE MONTH OF NOVEMBER 2016.
4. PROPERTY LINE INFORMATION WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY THE MORIN CAMERON GROUP BETWEEN THE MONTHS OF NOVEMBER 2016 AND APRIL 2017.

EXISTING
CONDITIONS PLAN

DRAWING NO.

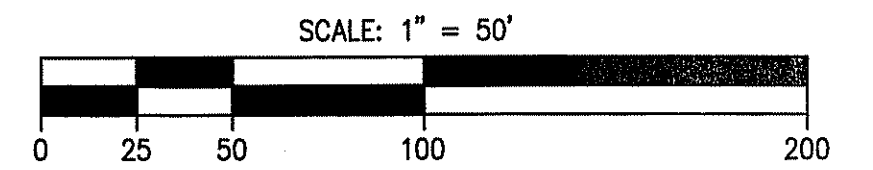
2 OF 6

PRELIMINARY OPEN SPACE
SUBDIVISION PLAN

AT
333 PERKINS ROW
(ASSESSOR'S MAP 20, LOT 43)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
BURHANI, LLC

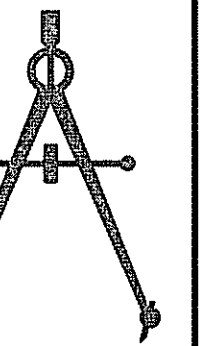
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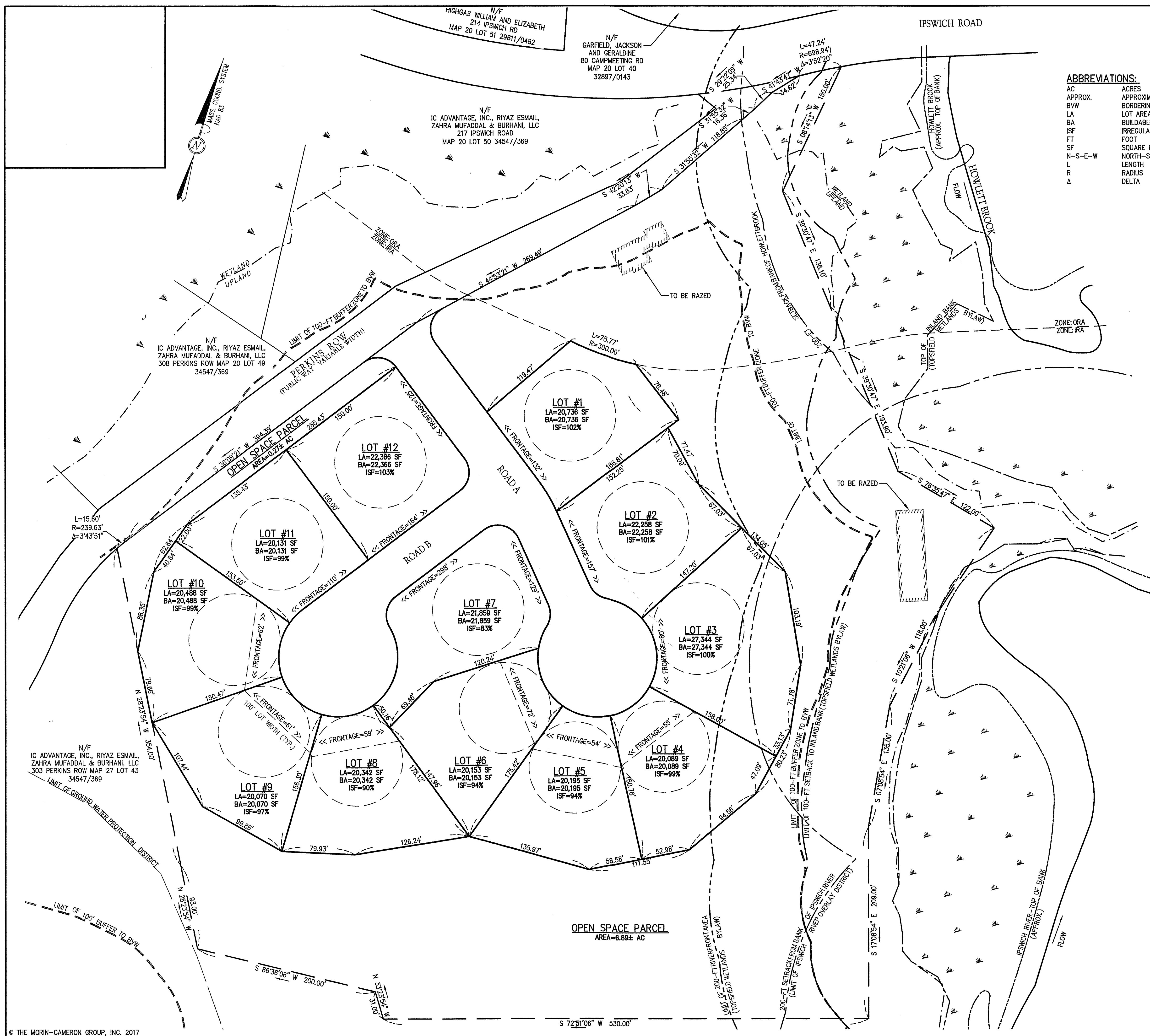
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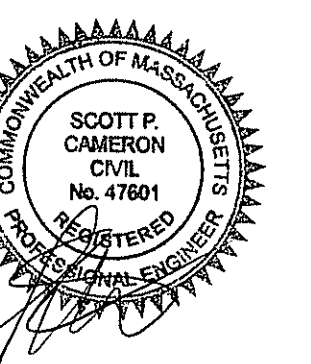


ABBREVIATIONS:

AC	ACRES
APPROX.	APPROXIMATE
BW	BORDERING VEGETATED WETLANDS
LA	LOT AREA
BA	BUILDABLE AREA
ISF	IRREGULAR SHAPE FACTOR
FT	FOOT
SF	SQUARE FEET
N-S-E-W	NORTH-SOUTH-EAST-WEST
L	LENGTH
R	RADIUS
Δ	DELTA



OPEN SPACE PARCEL
AREA=6.89± AC



LOTING PLAN

DRAWING NO.

3 OF 6

PROJ. #3480
DRAWING: 3460 LAYOUT

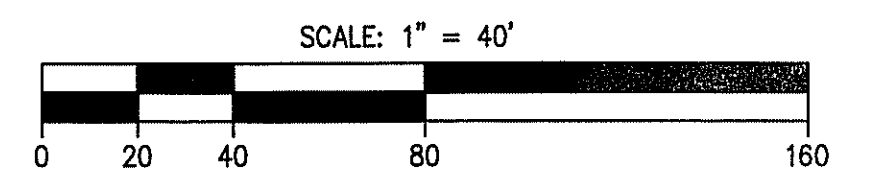
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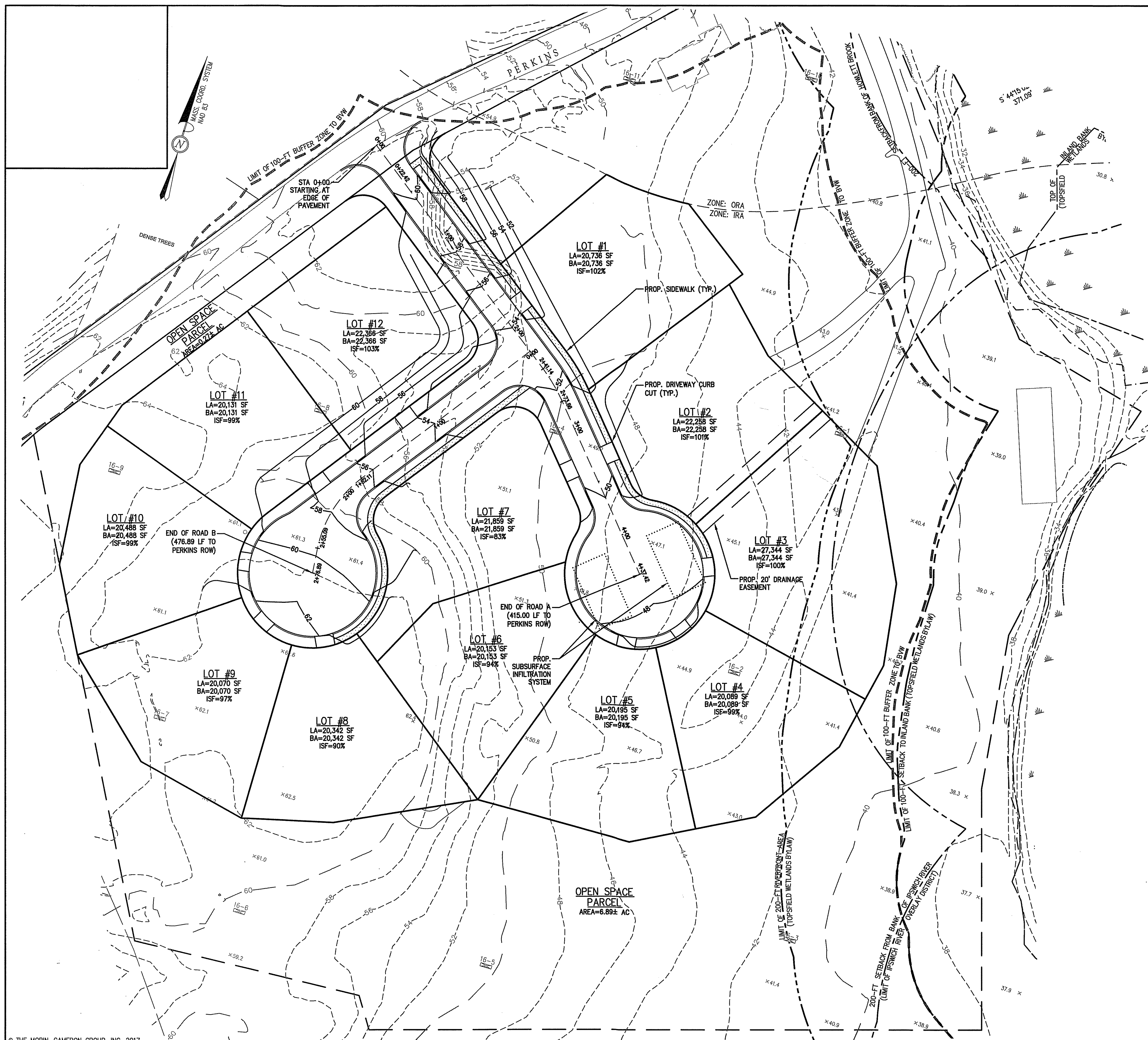
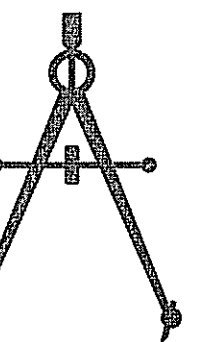
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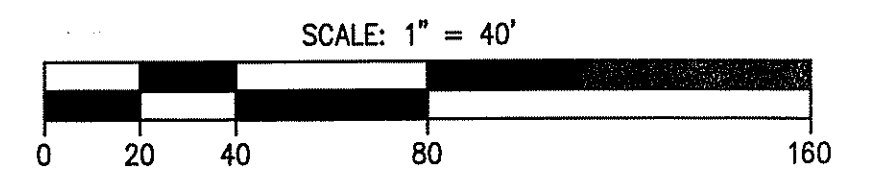
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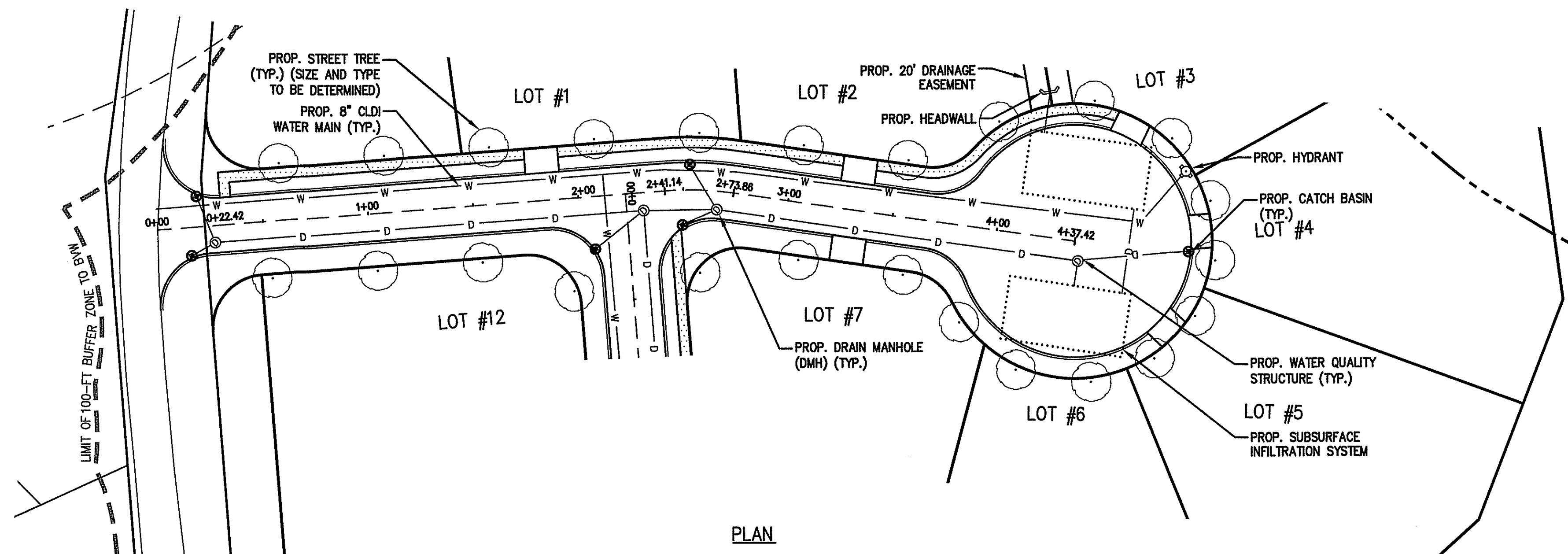
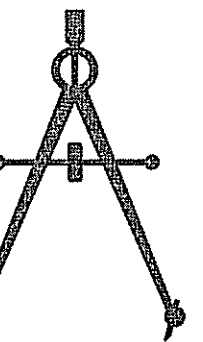
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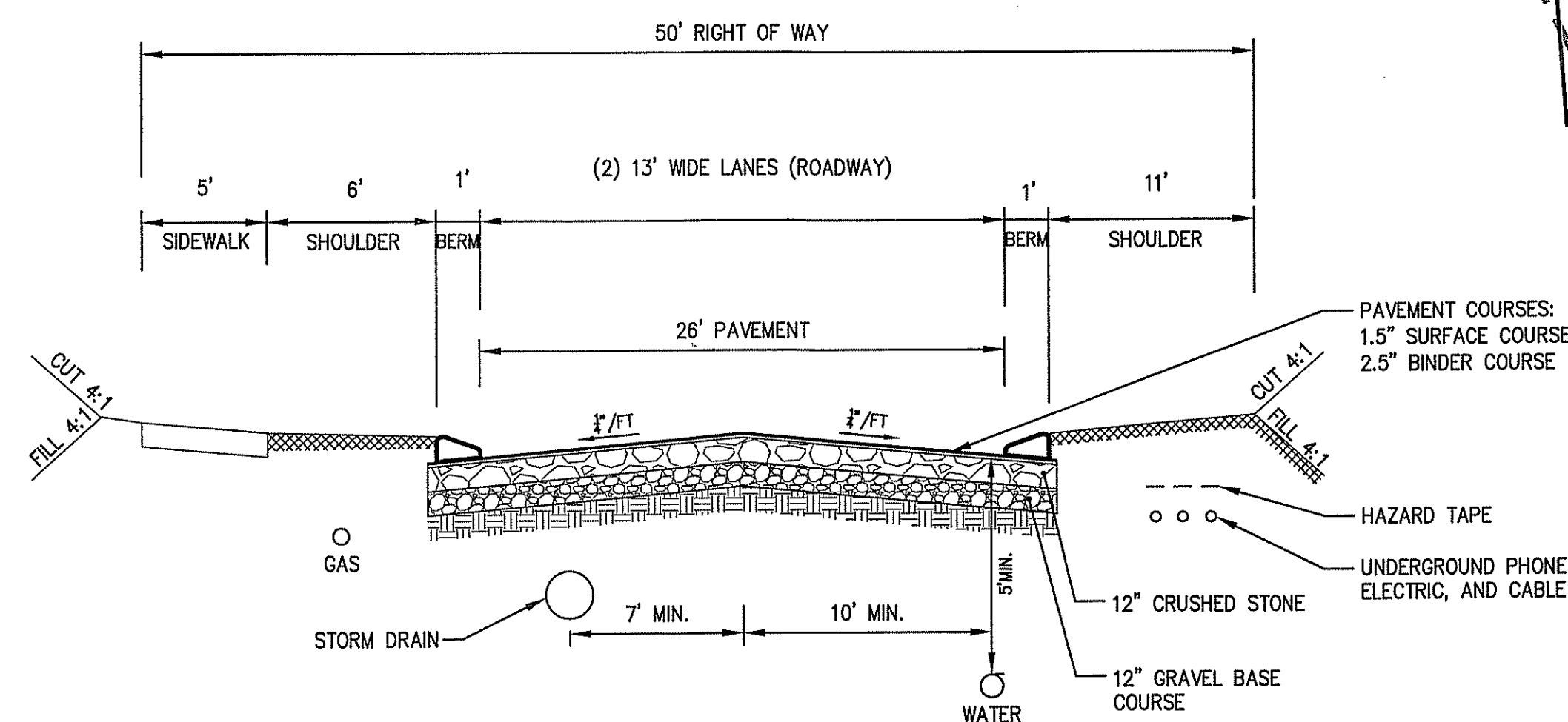
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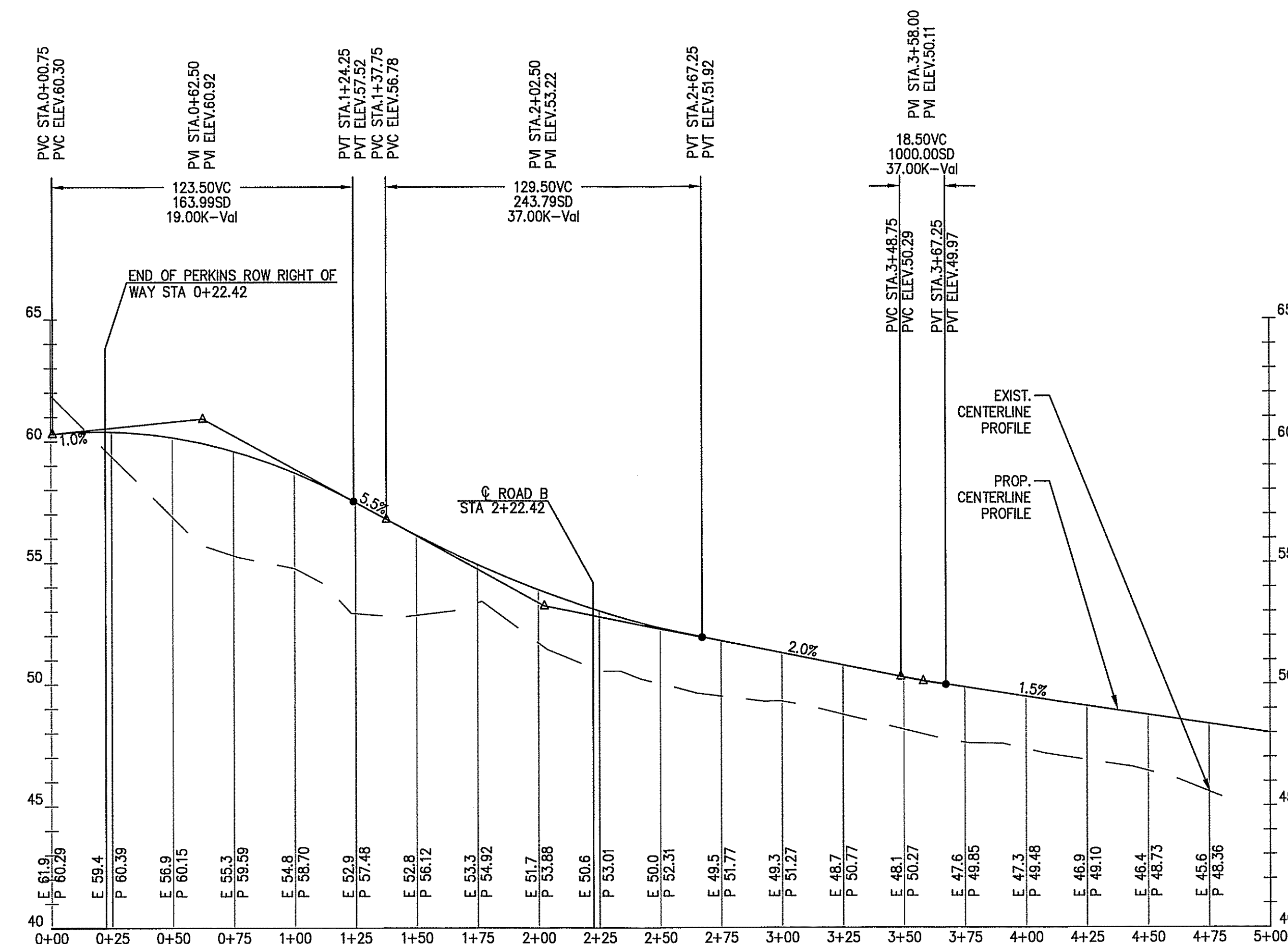
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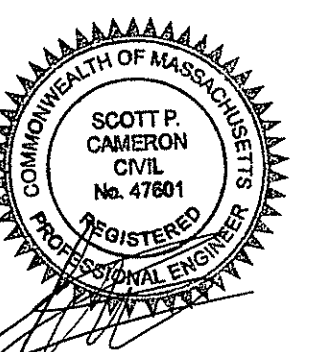
PLAN



TYPICAL ROADWAY CROSS-SECTION
NOT TO SCALE



PROFILE: ROAD A
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



ROAD A PLAN
AND PROFILE

DRAWING NO.

5 OF 6

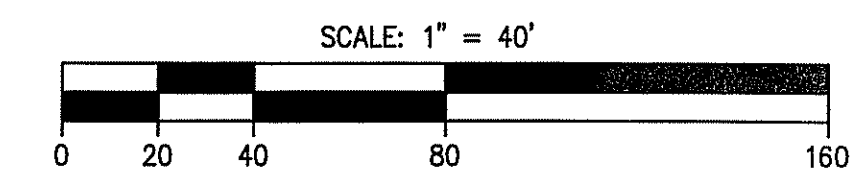
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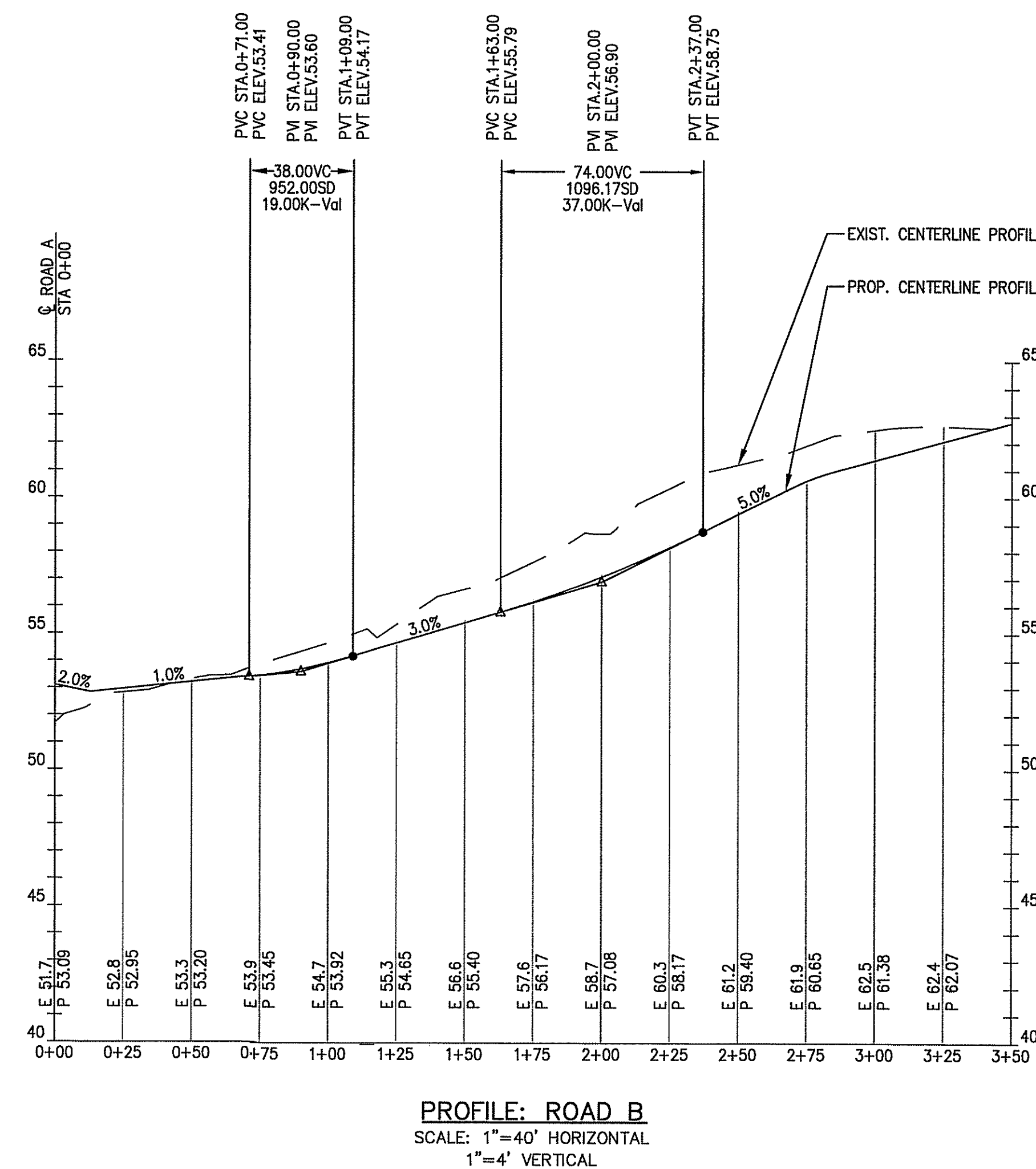
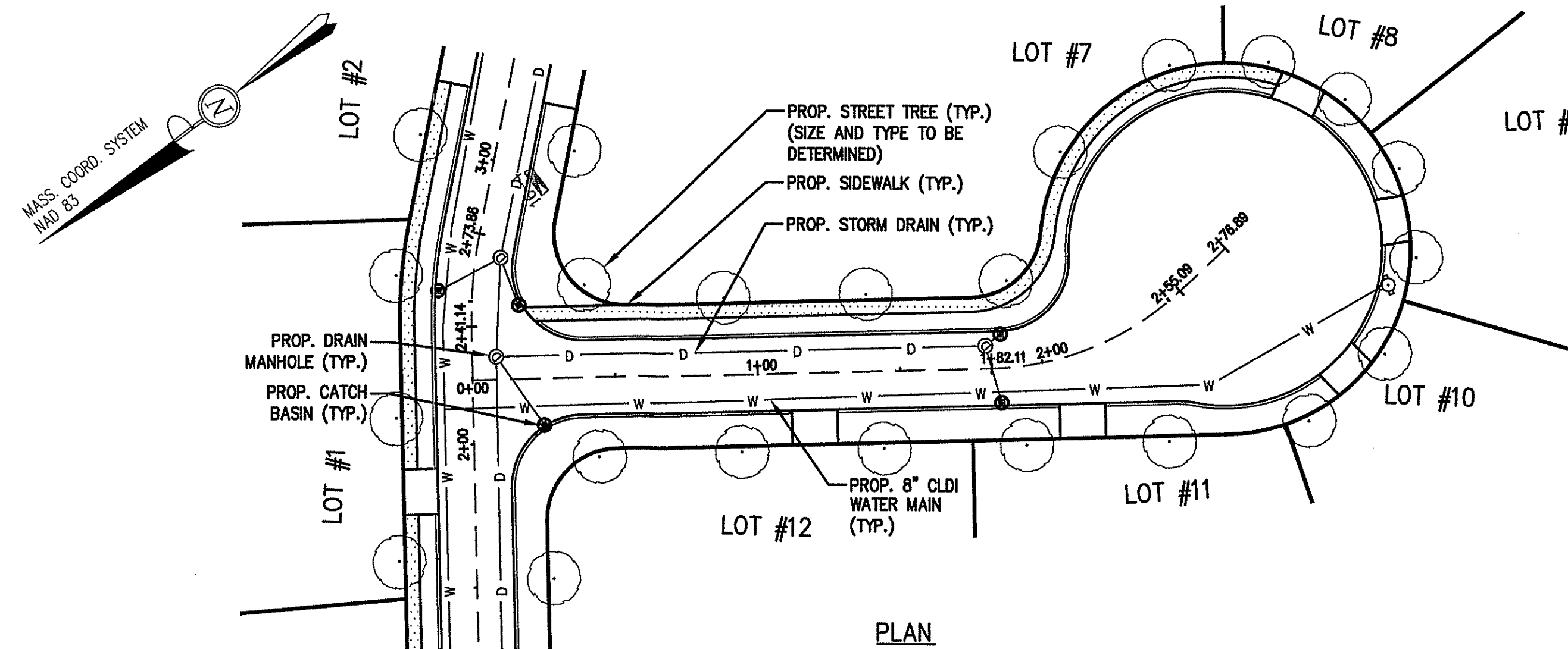
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ROAD B PLAN
AND PROFILE
DRAWING NO.
6 OF 6