

EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

LEGEND

	PROPERTY LINE
	SITE LIGHTING
	WALKWAY LIGHTING
	CEMENT CONCRETE PAVEMENT
	BRICK PAVERS
	MONOLITHIC CONCRETE CURB
	SLOPED GRANITE CURB
	VERTICAL GRANITE CURB
	TRANSITION CURB
	FLUSH CURB
	CAPE COD BERM
	LANDSCAPE AREA
	FENCE
	TRANSFORMER
	GENERATOR
	SAW CUT LINE
	STEEL BOLLARD
	BENCH
	PARKING COUNT
	SIGN

DZ

I

Land Planning, Civil Engineering,
Landscape Architecture
100 State Street
Falmouth, MA
www.develliszrein.com
tel 508.473.4114

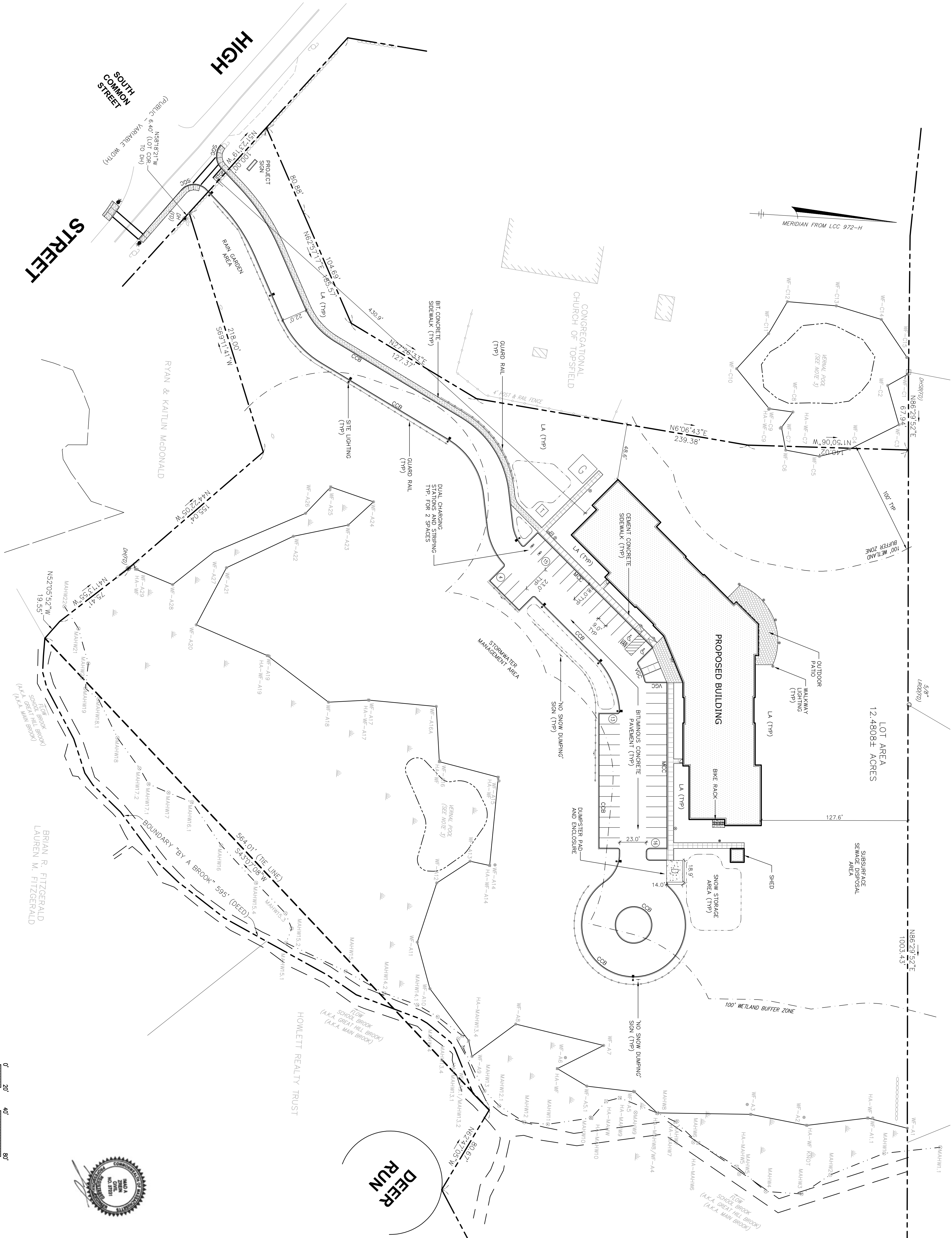
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06.05.23	PER CON. COM. COMMENTS
05.11.23	PER ZBA COMMENTS
04.19.23	PER ZBA COMMENTS
03.24.23	PER ZBA COMMENTS
03.15.23	PER ZBA COMMENTS

LAYOUT AND
MATERIALS
PLAN

SCALE:	1" = 40'
JOB:	261S-463
FILE:	
DRAWN:	1A2
CHECKED:	
DATE:	09.16.22

C-1



EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

GRADING AND UTILITY LEGEND

	PROPERTY LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC, TELEPHONE, CABLE
	PROPOSED CONTOUR LINE

	SPOTGRADE
	CATCH BASIN
	LAWN DRAIN
	FLEECED END SECTION
	DRAIN MANHOLE
	OUTLET CONTROL STRUCTURE
	EROSION CONTROL BARRIER

	WATER GATE
	TAPPING SLEEVE AND GATE
	HYDRANT
	SAW CUT LINE
	TEST PIT
	PERC

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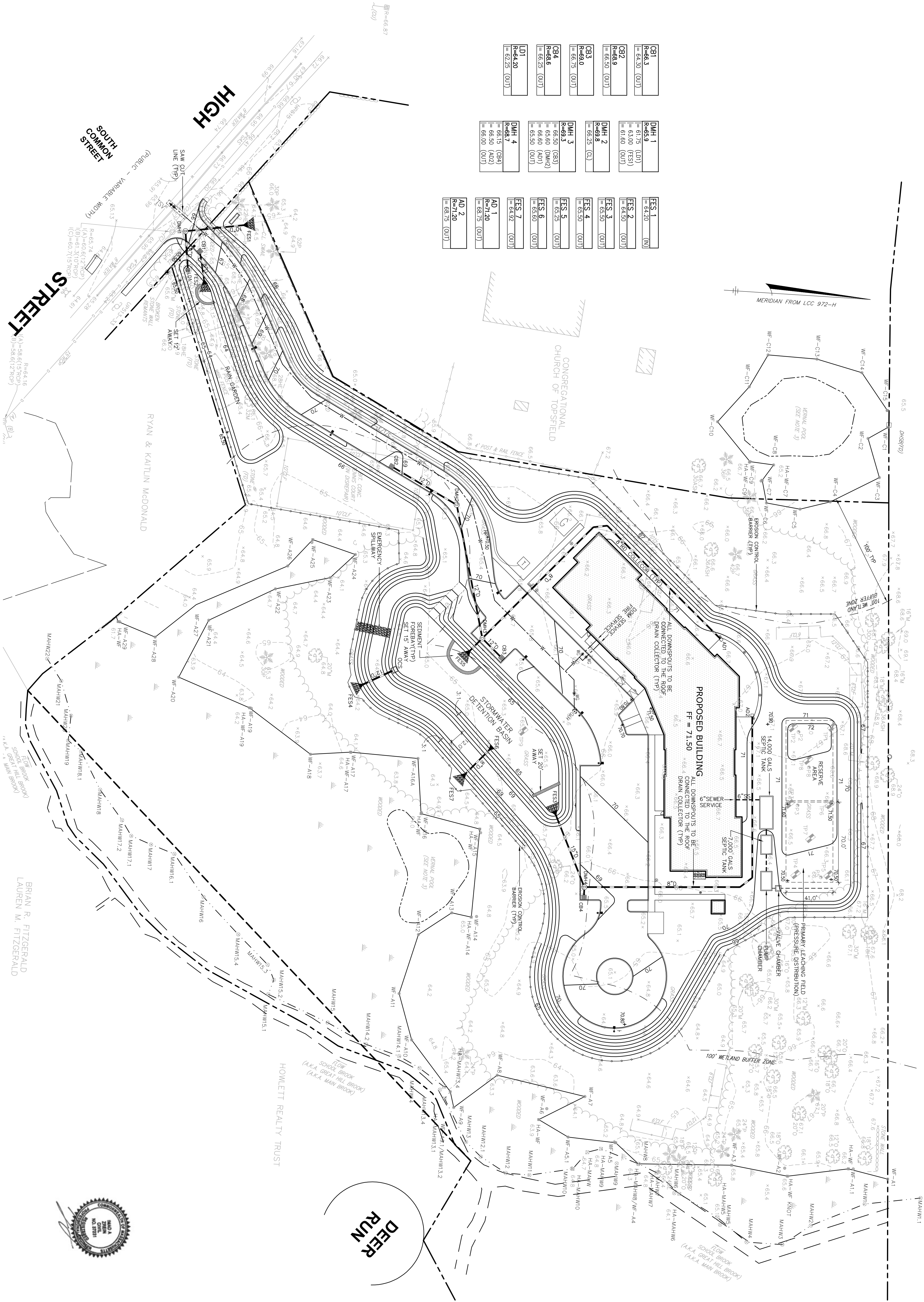
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GRADING AND
UTILITY PLAN

SCALE:	1" = 40'
JOB:	26GIS-463
FILE:	
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C-2



CB1 R=68.3 = 61.50 (OUT)	DMH 1 R=68.3 = 61.50 (TYP)	FES 1 = 64.20 (IN)
CB2 R=68.9 = 66.50 (OUT)	DMH 2 R=68.9 = 66.25 (OUT)	FES 2 = 64.50 (OUT)
CB3 R=69.0 = 66.75 (OUT)	DMH 3 R=69.3 = 66.60 (CB3)	FES 3 = 65.50 (OUT)
CB4 R=68.6 = 66.25 (OUT)	DMH 4 R=68.7 = 66.15 (CB4)	FES 4 = 65.25 (OUT)
LD1 R=64.20 = 62.25 (OUT)	AD 1 R=71.20 = 68.75 (OUT)	FES 5 = 65.50 (OUT)
		FES 6 = 65.60 (AD1)
		FES 7 = 64.92 (OUT)
		AD 2 R=71.20 = 68.75 (OUT)

EMERSON
HOMES

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TOPSFIELD, MA

GRADING AND UTILITY LEGEND

	PROPERTY LINE
	DRAIN LINE
	WATER LINE
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	UNDERGROUND ELECTRIC, TELEPHONE, CABLE
	PROPOSED CONTOUR LINE
	SPOT GRADE
	CATCH BASIN
	LAWN DRAIN
	FLARED END SECTION
	DRAIN MANHOLE
	OUTLET CONTROL STRUCTURE
	WATER GATE
	TAPPING SLEEVE AND GATE
	HYDRANT
	SAW CUT LINE
	TEST PIT
	PERC

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GRADING AND
UTILITY PLAN
W/ LOCAL BUFFERS

SCALE: 1" = 40'

JOB: 26GIS-463

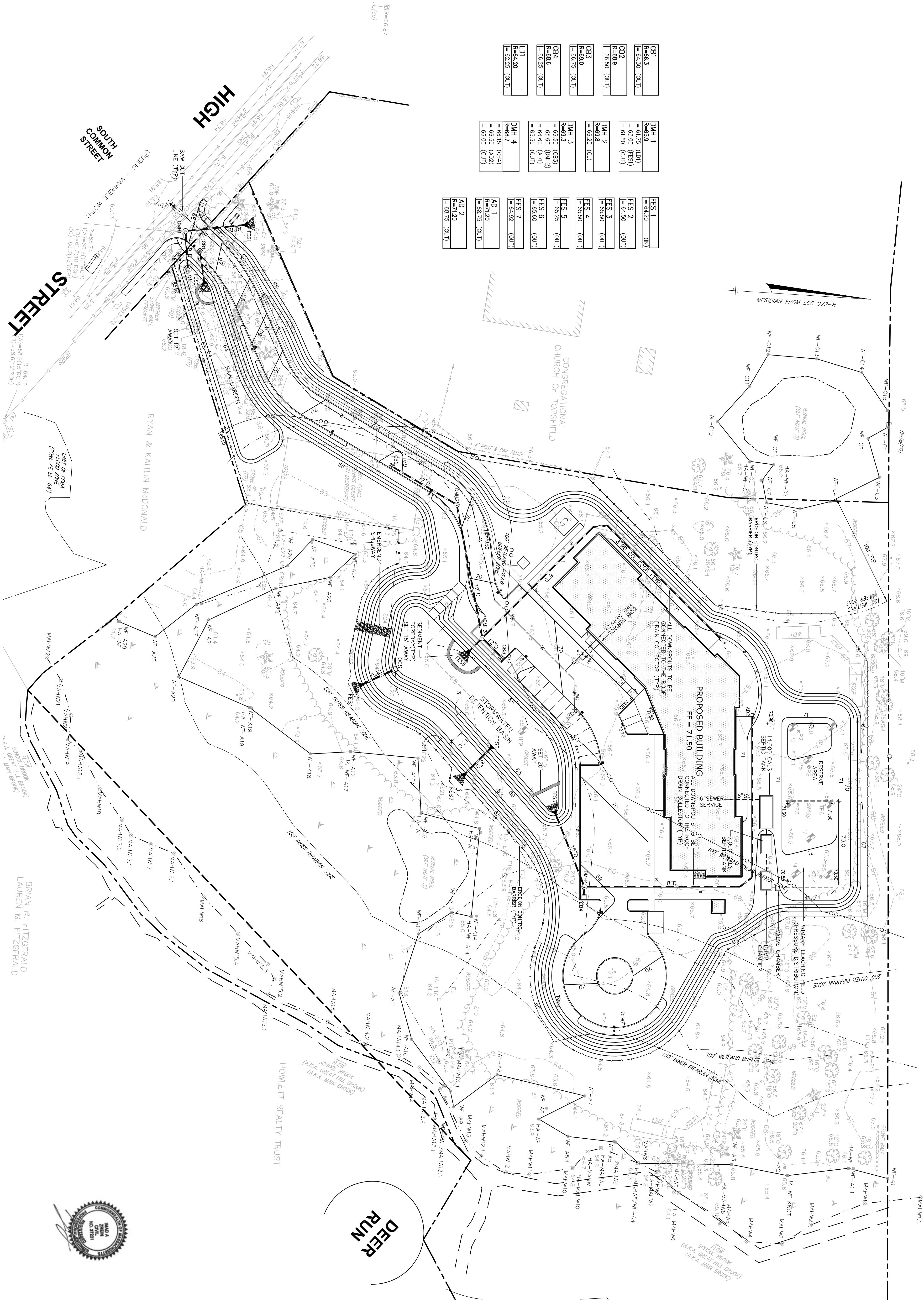
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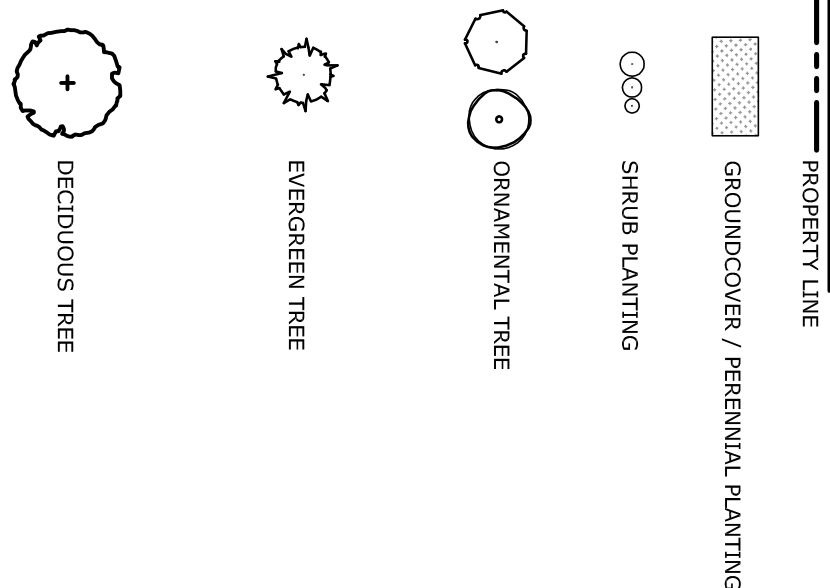
CHECKED:

DATE: 09.16.22

C-2A



CB1	DMH 1	FES 1
R=68.3	R=68.3 (L1)	= 64.20 (IN)
= 61.50 (OUT)	R=69.2 (FES)	= 64.20 (FES)
CB2	FES 2	= 64.50 (OUT)
R=68.9	= 61.00 (OUT)	
CB3	DMH 2	FES 3
R=69.0 (OUT)	= 66.25 (CL)	= 65.50 (OUT)
CB4	DMH 3	FES 4
R=68.6	R=69.3	= 65.50 (OUT)
= 65.25 (OUT)	= 66.60 (CB3)	FES 5
LD1	= 66.60 (AD1)	= 65.25 (OUT)
= 67.25 (OUT)	= 65.50 (OUT)	FES 6
		= 65.50 (OUT)
		FES 7
		= 64.92 (OUT)
		AD 1
		= 68.50 (AD2)
		R=71.20
		= 68.75 (OUT)
		AD 2
		= 68.75 (OUT)



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MA
SEAL
NO. 07981
EXPIRATION DATE 06/30/2025

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PLANTING
PLAN

JOB: 2615-463

FILE: 1A2

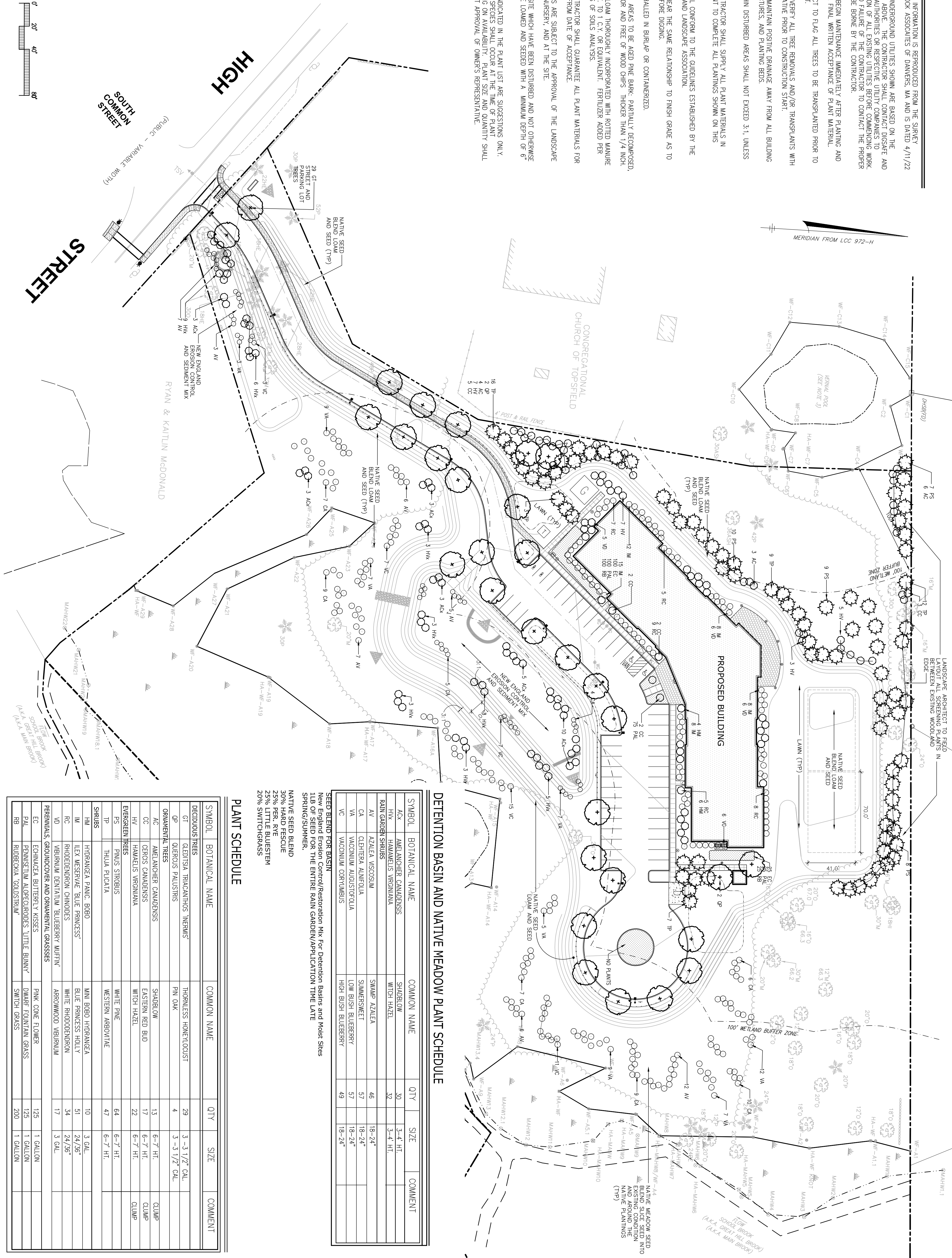
CHECKED: 09.16.22

SCALE: 1" = 40'

C-3

PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY HANCOCK ASSOCIATES OF LAWERS, MA AND IS DATED 4/11/22
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DUSEE AND HANCOCK ASSOCIATES OF LAWERS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE RECOMMENDED 3 BAGS OF 10-10-10 EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSES.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MAXIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.



DETENTION BASIN AND NATIVE MEADOW PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
ACX	AMELANCHIER CANADENSIS	SHADBLOW	30	3-4 HT.	
HVX	HAMAMELIS VIRGINIANA	WITCH HAZEL	32	3-4 HT.	
RAIN GARDEN SHRUBS					
AV	AZALEA VISCOSUM	SWAMP AZALEA	46	18-24"	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	57	18-24"	
VA	VACCINIUM ALBIGESTRIFOLIA	LOW BUSH BLUEBERRY	57	18-24"	
VC	VACCINIUM CORYMBOS	HIGH BUSH BLUEBERRY	49	18-24"	

SEED BLEND FOR BASIN
New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites
1LB OF SEED FOR THE ENTIRE RAIN GARDEN/APPLICATION TIME LATE SPRING/SUMMER.

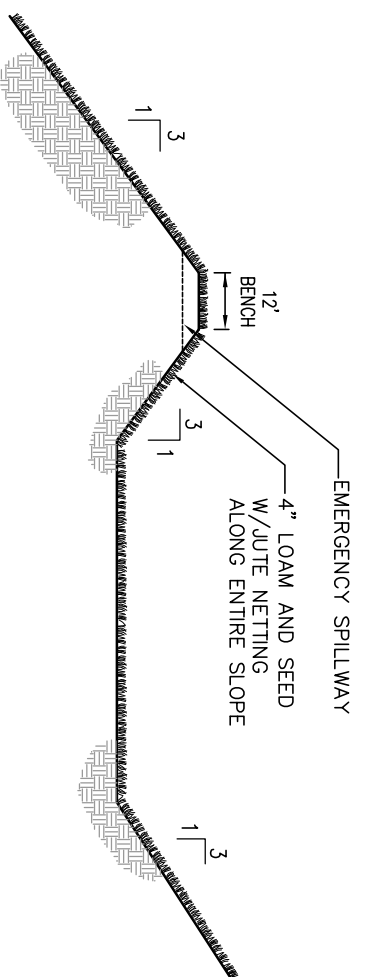
NATIVE SEED BLEND
30% HARD FESCUE
25% PER. RYE
25% LITTLE BLUESTEM
20% SWITCHGRASS

PLANT SCHEDULE

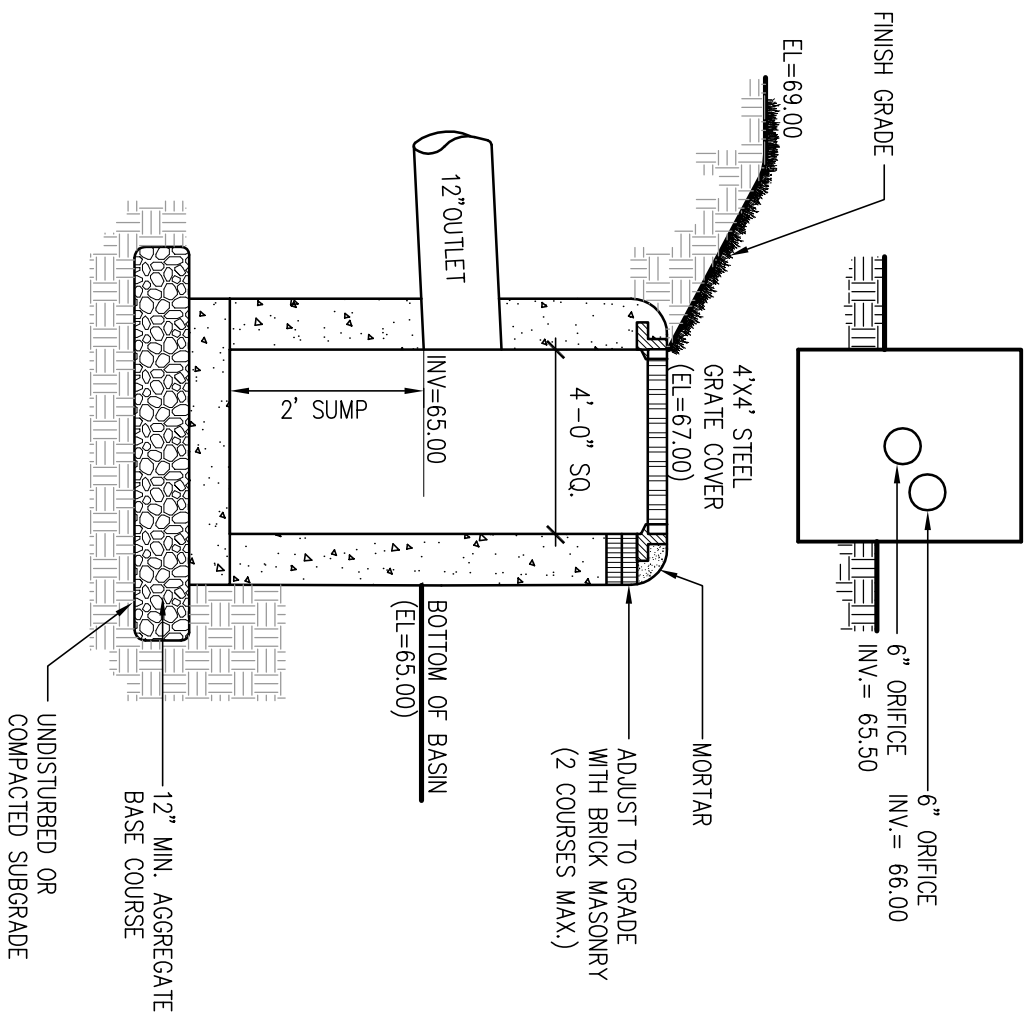
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
DECIDUOUS TREES					
CT	QUERCUS TRILICANTHOS 'NEMAS'	THORNLESS HONEYLOCUST	29	3 - 3 1/2" CAL.	
QP	QUERCUS PAULSTRIS	PIN OAK	4	3 - 3 1/2" CAL.	
ORNAMENTAL TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW	13	6-7' HT.	CLUMP
CC	CERES CANADENSIS	EASTERN RED BUD	17	6-7' HT.	CLUMP
HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	22	6-7' HT.	CLUMP
EVERGREEN TREES					
PS	PINUS STROBUS	WHITE PINE	64	6-7' HT.	
TP	THUJA PLICATA	WESTERN ARBOVITAE	47	6-7' HT.	
SHRUBS					
HM	HYDRANGEA PANNIC. BOBO	MINI BOBO HYDRANGEA	10	3 GAL.	
IM	ILEX MESSEYAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	51	24/36"	
RC	RHOODENDRON CHINENSES	WHITE RHOODENDRON	34	24/36"	
VD	VIBURNUM DENTATUM 'BLUEBERRY WUFFEN'	ARROWWOOD VIBURNUM	17	3 GAL.	
PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES					
EC	ECHINACEA BUTTERFLY KISSES	PINK CONE FLOWER	125	1 GALLON	
PAL	PERNISELLIA ALPEAUCOUDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	125	1 GALLON	
RB	RUDECKIA 'GOLDSTRUM'	SWITCH GRASS	200	1 GALLON	

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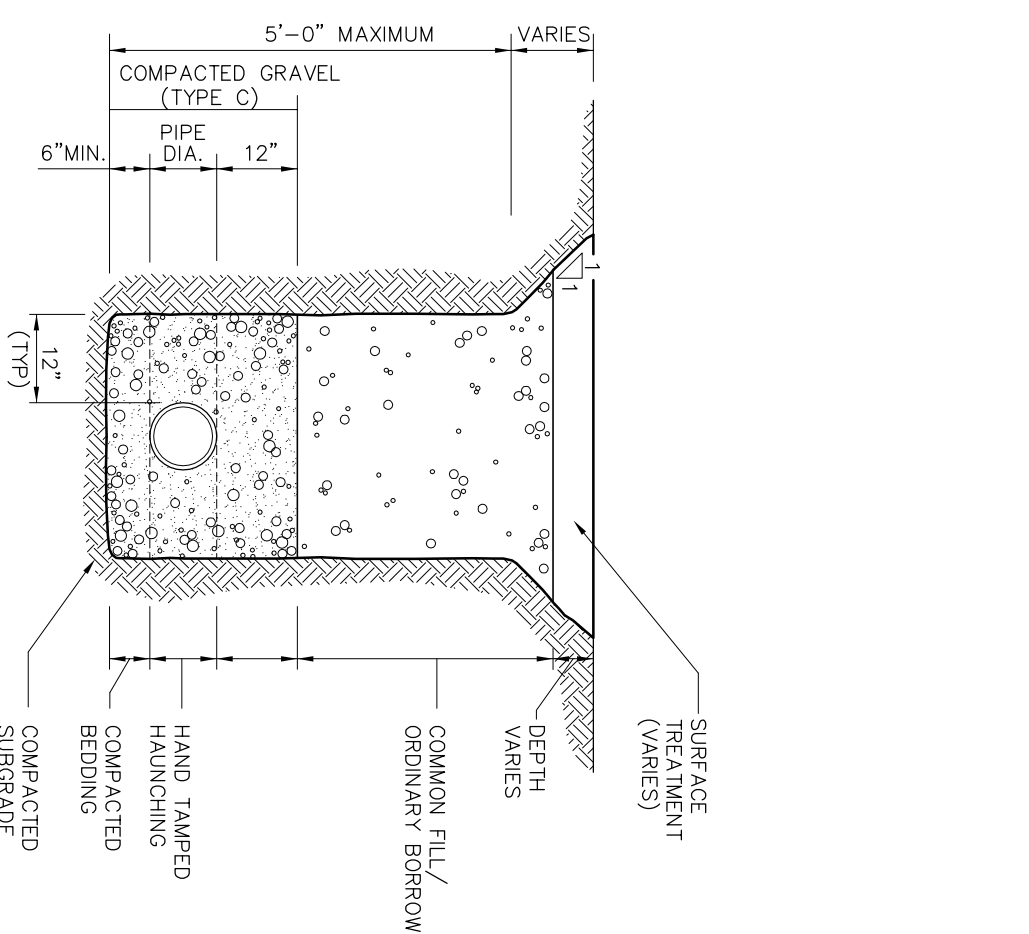
10 HIGH STREET
TOPSFIELD, MA



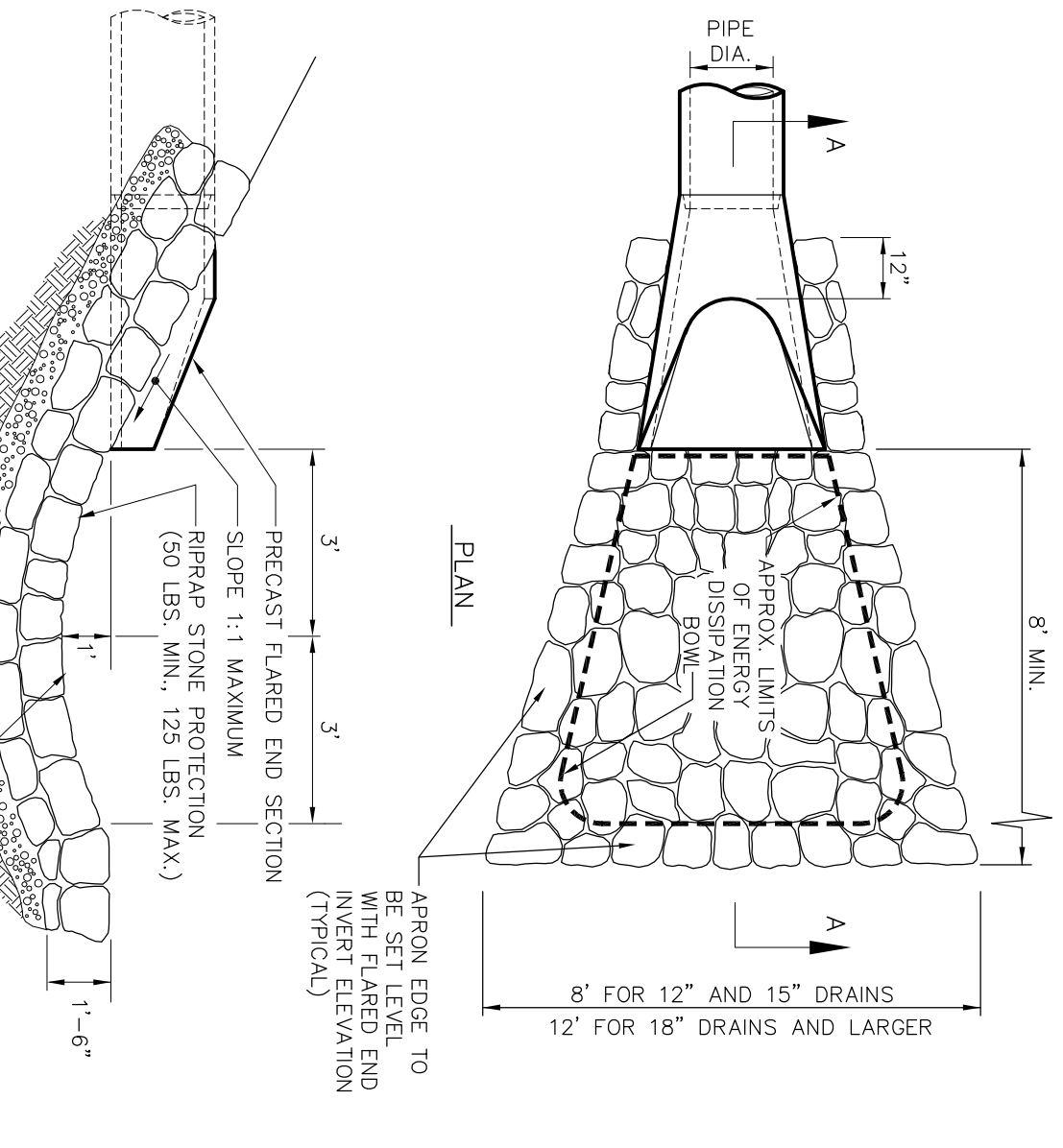
STORMWATER BASIN



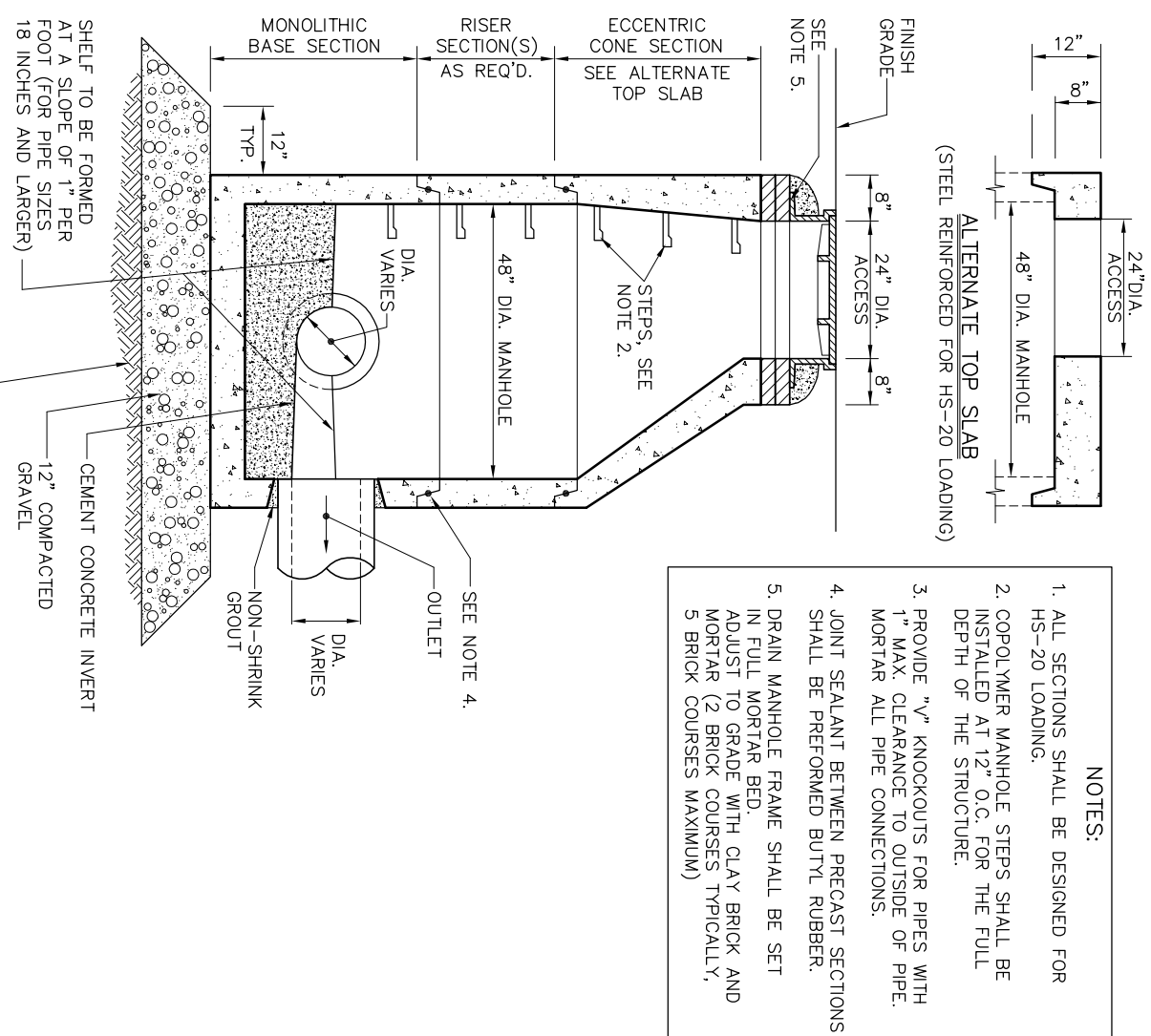
OUTLET CONTROL STRUCTURE



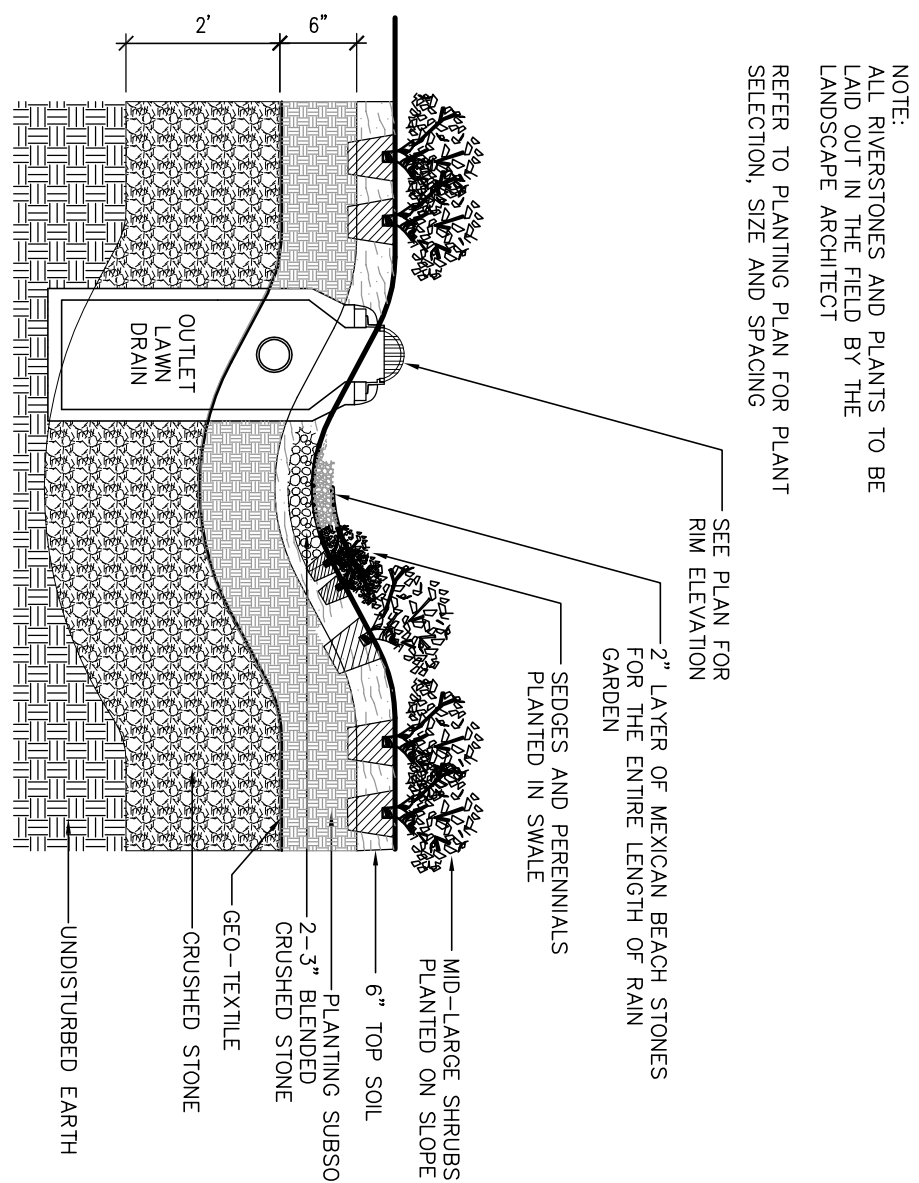
UTILITY TRENCH



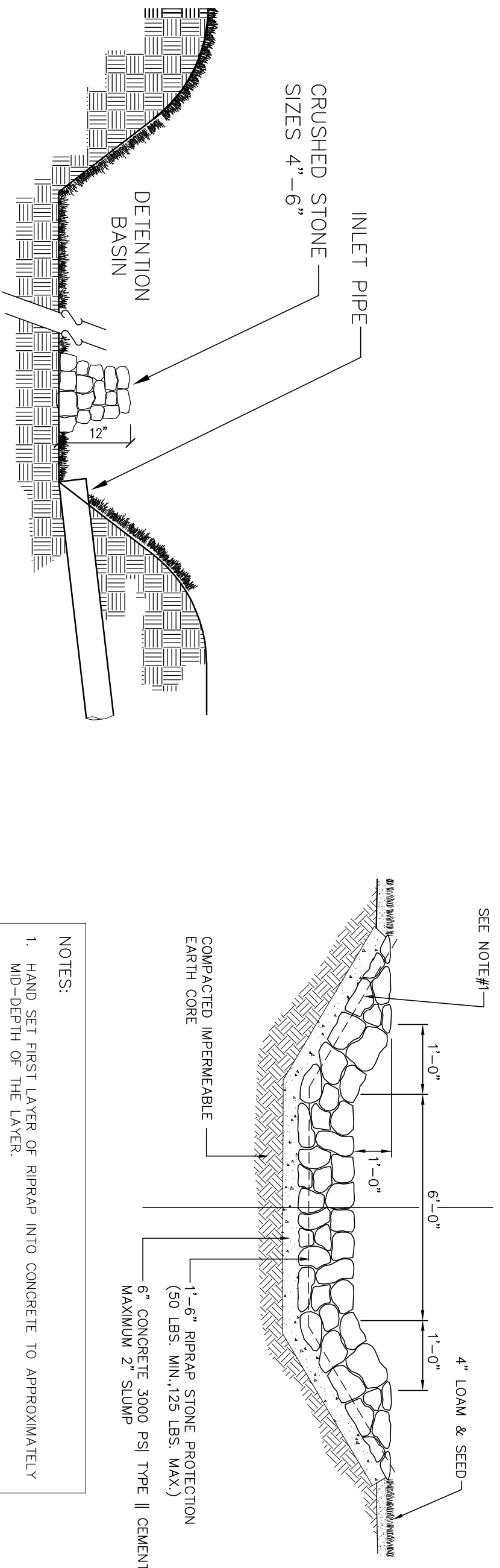
FLARED END SECTION



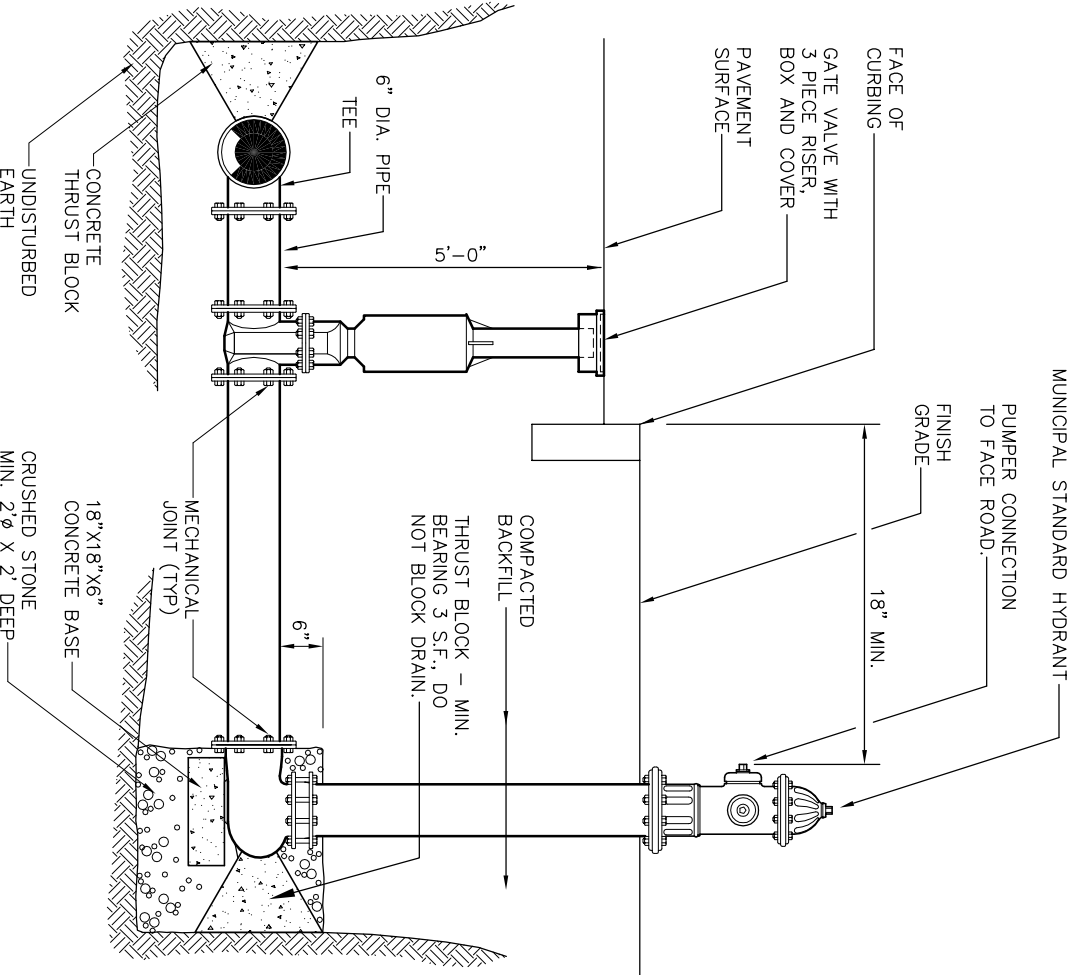
DRAIN MANHOLE (DMH)



RAIN GARDEN



EMERGENCY OVERFLOW SPILLWAY



HYDRANT



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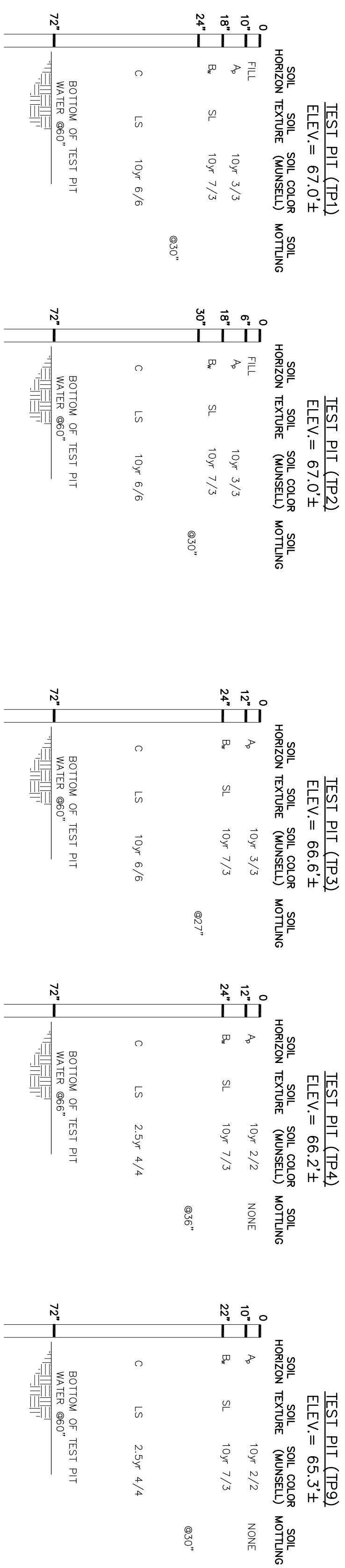
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DETAIL SHEET

SCALE:	AS SHOWN
JOB:	ZG15-463
FILE:	
DRAWN:	IAZ
CHECKED:	
DATE: ⁸	09.16.22

C-5

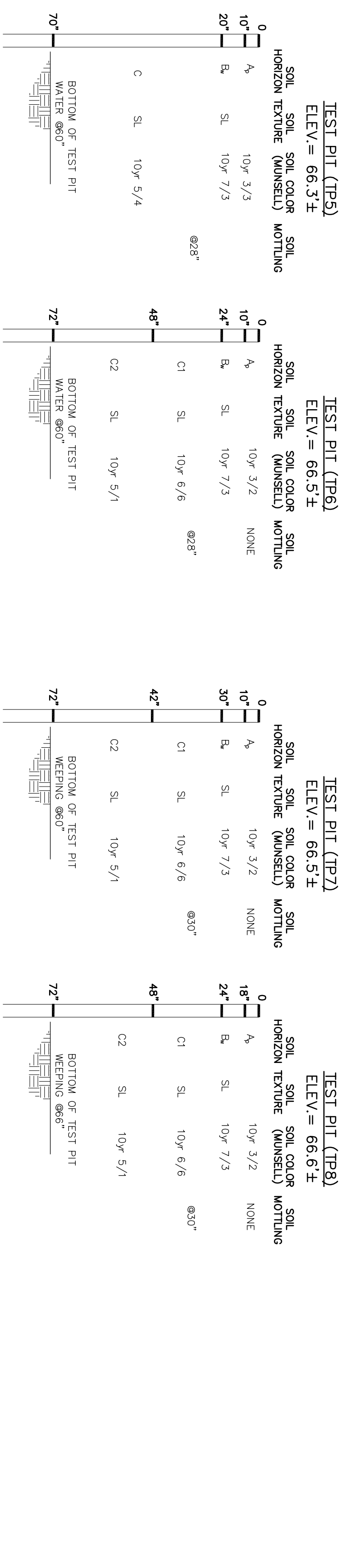


NOTE: TEST PIT AND PERCOLATION TEST WERE PERFORMED ON AUGUST 17, 2021. TESTS WERE PERFORMED BY MARY A. ZREIN, OF DEVILS ZREIN INC. AND WITNESSED BY MENDY HANSBARY FROM THE TOWN OF TOPSFIELD B.O.H.

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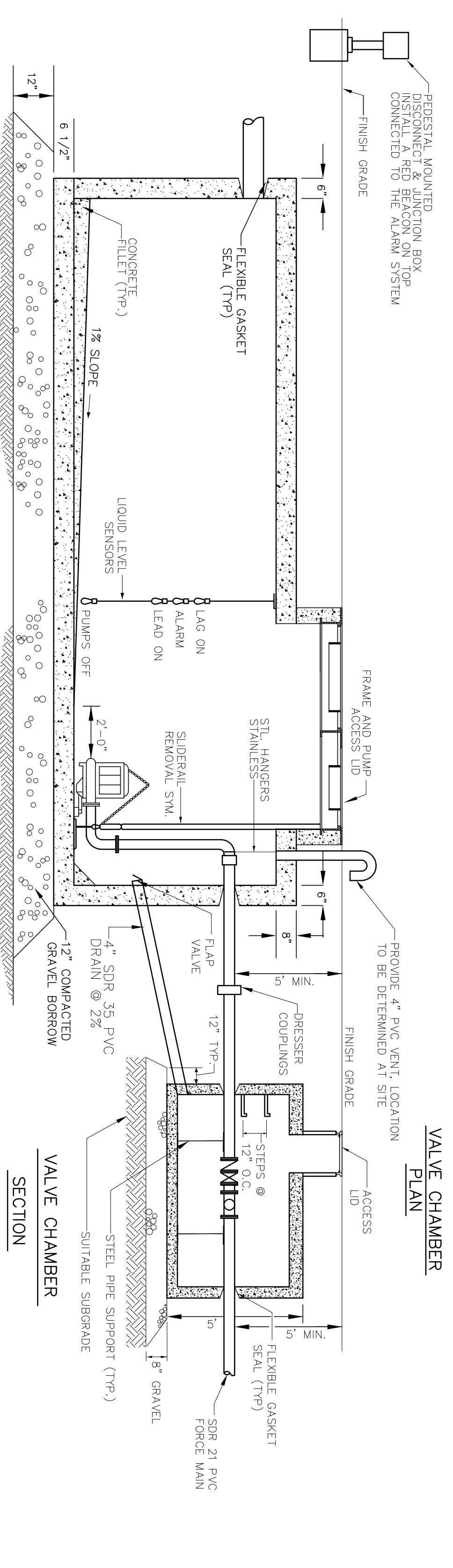
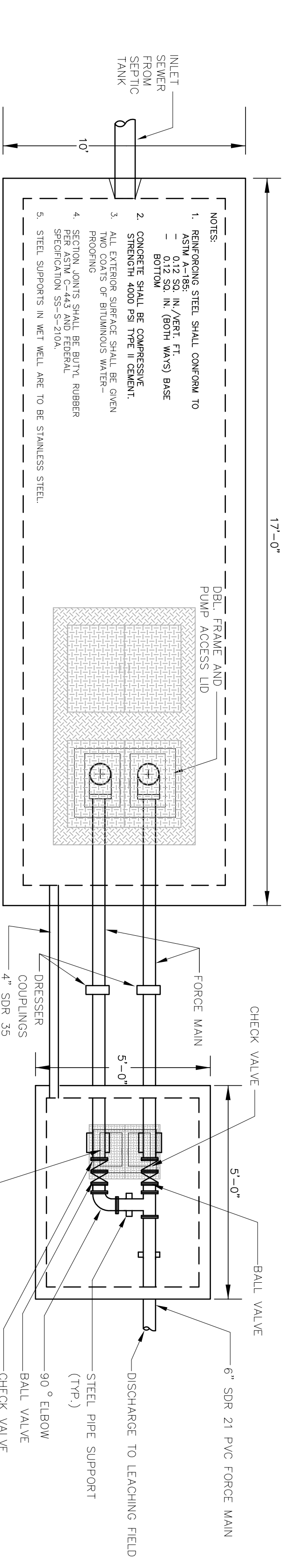
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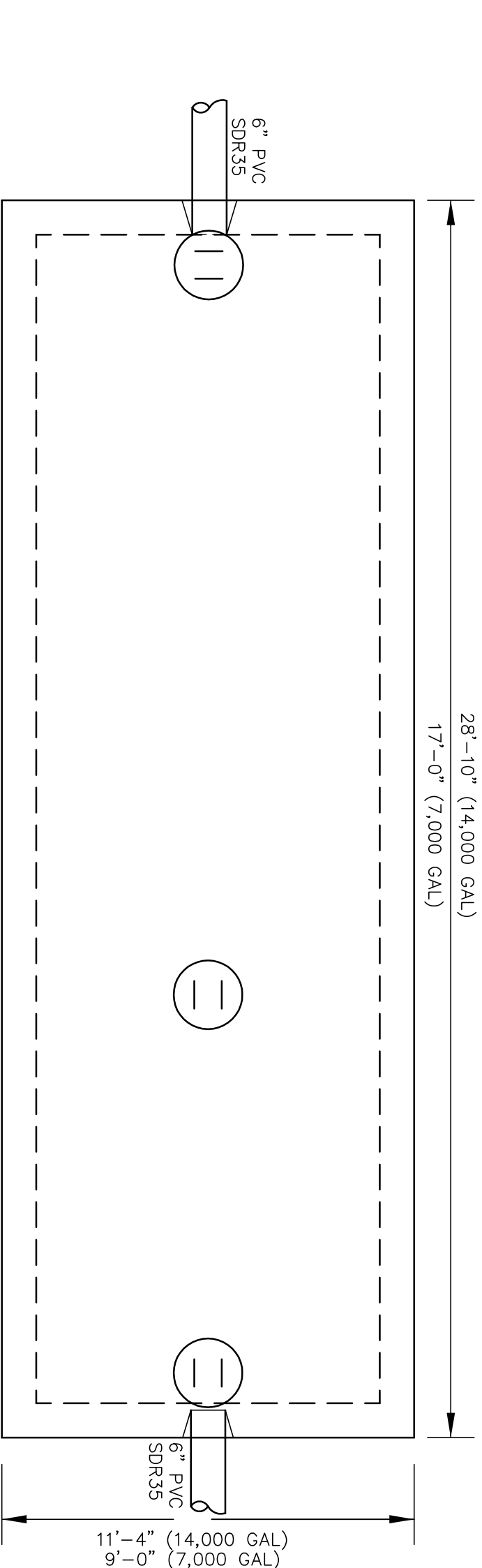
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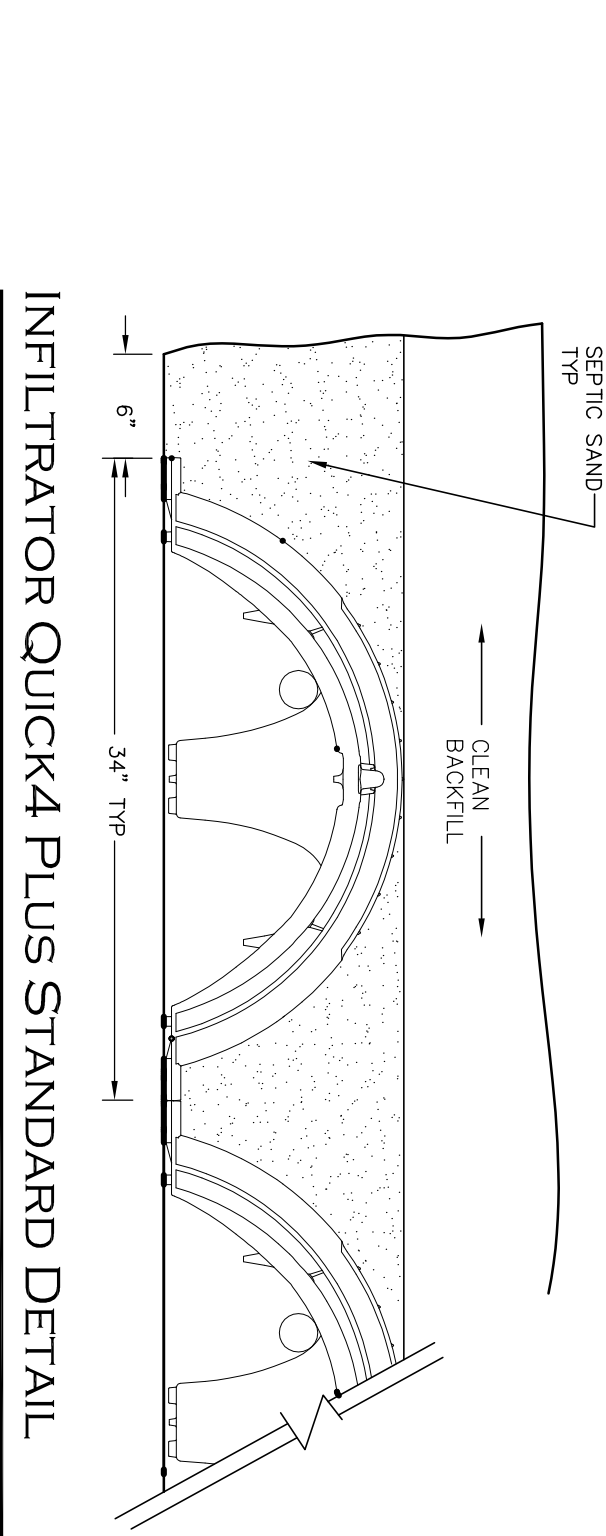
SOIL LOGS



PUMP AND VALVE CHAMBERS



SEPTIC TANKS



SCALE:	AS SHOWN
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C-6

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SOIL LOGS AND SEPTIC DETAILS

EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

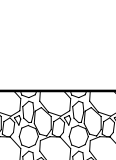
LEGEND

- 

PROPERTY LINE
- 

SILT SOCK
- 

EXISTING TREE TO BE PROTECT
DURING CONSTRUCTION
- 

EXISTING TREE TO BE REMOVE
- 

CONSTRUCTION ENTRANCE
- 

CATCH BASIN SILT SACK



DZ**I**

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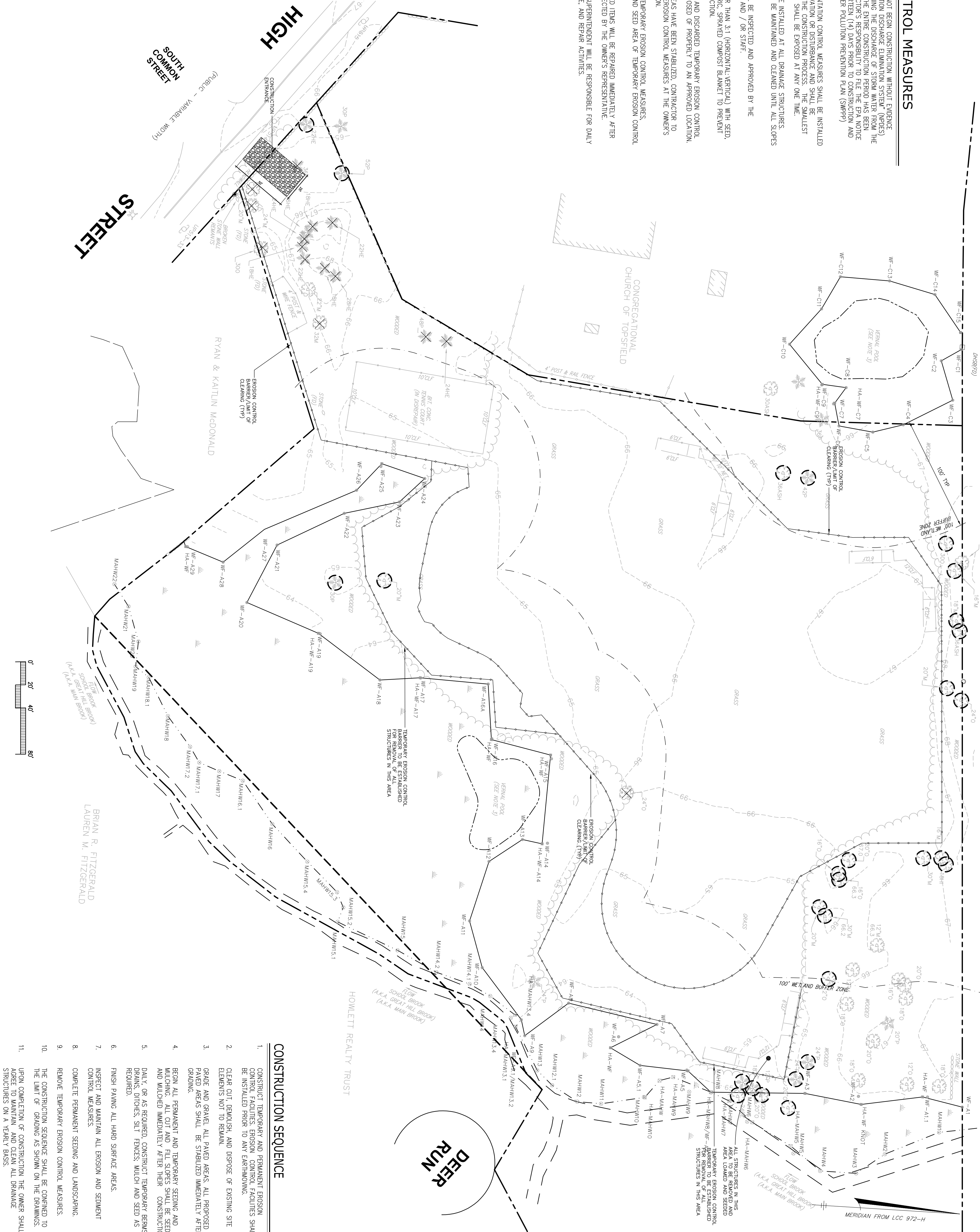
SEDIMENTATION
AND EROSION
CONTROL PLAN

SCALE:	1" = 40'
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FILE:	
DRAWN:	1A2
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SP-1

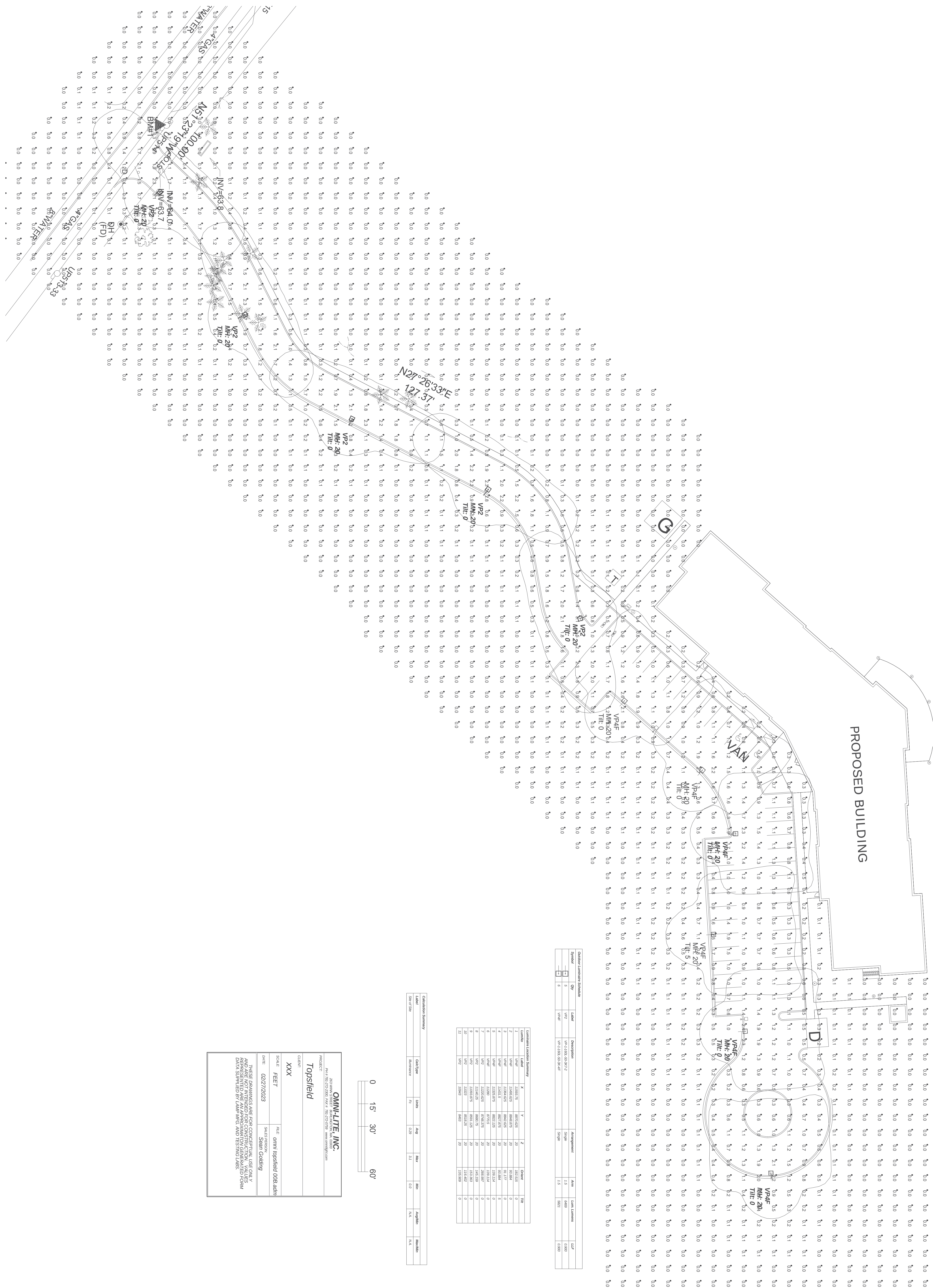
EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION WITHOUT EVIDENCE THAT A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTICE OF INTENT GOVERNING THE DISCHARGE OF STORM WATER FROM THE CONSTRUCTION SITE FOR THE ENTIRE CONSTRUCTION PERIOD HAS BEEN FILED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE THE EPA NOTICE OF INTENT AT LEAST FOURTEEN (14) DAYS PRIOR TO CONSTRUCTION AND TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THE SITE.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
- SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AND / OR STAFF.
- STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET TO PREVENT EROSION DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVES DIRECTION.
- AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
- DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES.



CONSTRUCTION SEQUENCE

- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING.
- CLEAR CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
- GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FIL SLOPES SHALL BE SEEDDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, MULCH AND SEED AS REQUIRED.
- FINISH PAVING ALL HARD SURFACE AREAS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES.
- THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF GRADING AS SHOWN ON THE DRAWINGS.
- UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES ON A YEARLY BASIS.



THE CALEB GROUP

PERMITTING
06/21/2023

10 High Street
Topsfield, MA 01983



Owner:

The Caleb Group
491 Humphrey Street,
Swampscott, MA 01907

Architects

DMS design, llc
5 Essex Green Drive, Suite 11A,
Peabody, MA, 01960

Structural

Goldstein-Milano, LLC
125 Main Street
Reading, MA, 01897

MEP/FP

BLW Engineers
311 Great Road, P.O. Box 1551
Littleton, MA, 01490



Revisions:		
#	Reason	Date



5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

THE CALEB GROUP

10 High Street
Topsfield, MA 01983

PERMITTING

COVER SHEET		
Scale:		
Date: 06/21/2023		
Drawn By: DMS Team		

A0.00



PARKING CALCULATIONS				
UNIT TYPE	PARKING PER UNIT	UNIT QUANTITY	SPACES REQUIRED	TOTAL SPACES
2 BED	2	4	8	8
1 BED	1	38	38	38
STUDIO	1	2	2	2
TOTAL PARKING SPACES				48



Revisions:		
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THE CALEB GROUP

10 High Street
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PERMITTING

ARCHITECTURAL
SITE PLAN

Scale: As indicated

Date: 06/21/2023

Drawn By: DMS Team

A1.00



1 FIRST FLOOR AREA PLAN
3/32" = 1'-0"

GFA CALCULATION		
FLOOR		TOTAL AREA
FIRST FLOOR		19,960 SF
SECOND FLOOR		18,740 SF
TOTAL AREA		38,700 SF

UNIT MATRIX				
FLOOR	STUDIO	1 BED	2 BED	TOTAL
1ST FLOOR	0	18	2	20
2ND FLOOR	2	20	2	24
TOTAL	2	38	4	44



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FIRST FLOOR PLAN
Scale: As indicated
Date: 06/21/2023
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1 SECOND FLOOR AREA PLAN

UNIT MATRIX				
FLOOR	STUDIO	1 BED	2 BED	TOTAL
1ST FLOOR	0	18	2	20
2ND FLOOR	2	20	2	24
TOTAL	2	38	4	44



SOLAR READY LOCATION

SOLAR READY LOCATION

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ROOF PLAN

Scale: 3/32" = 1'-0"

Date: 06/21/2023

Drawn By: DMS Team

Revisions:

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1 ROOF
3/32" = 1'-0"

A1.03



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PERMITTING

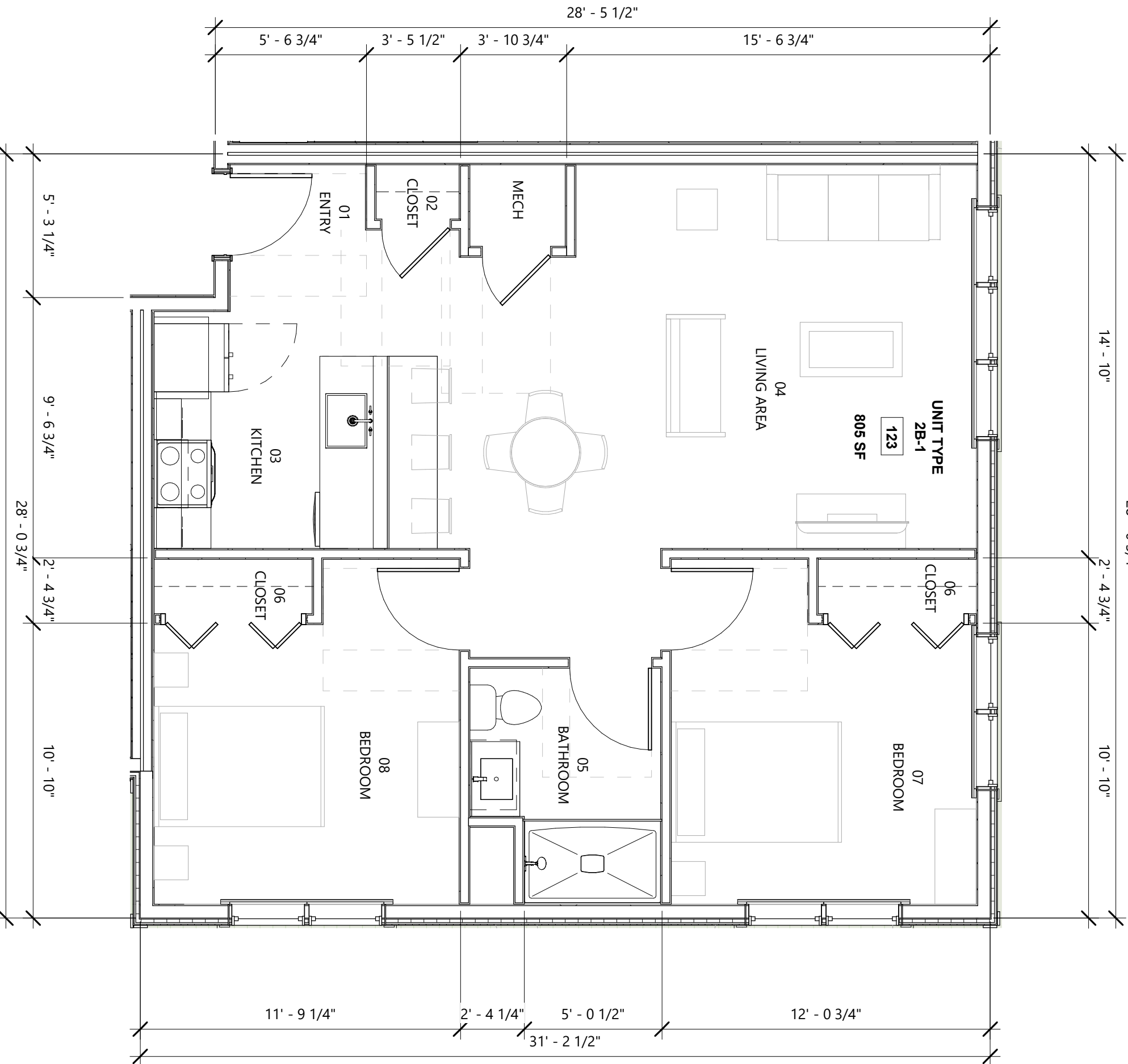
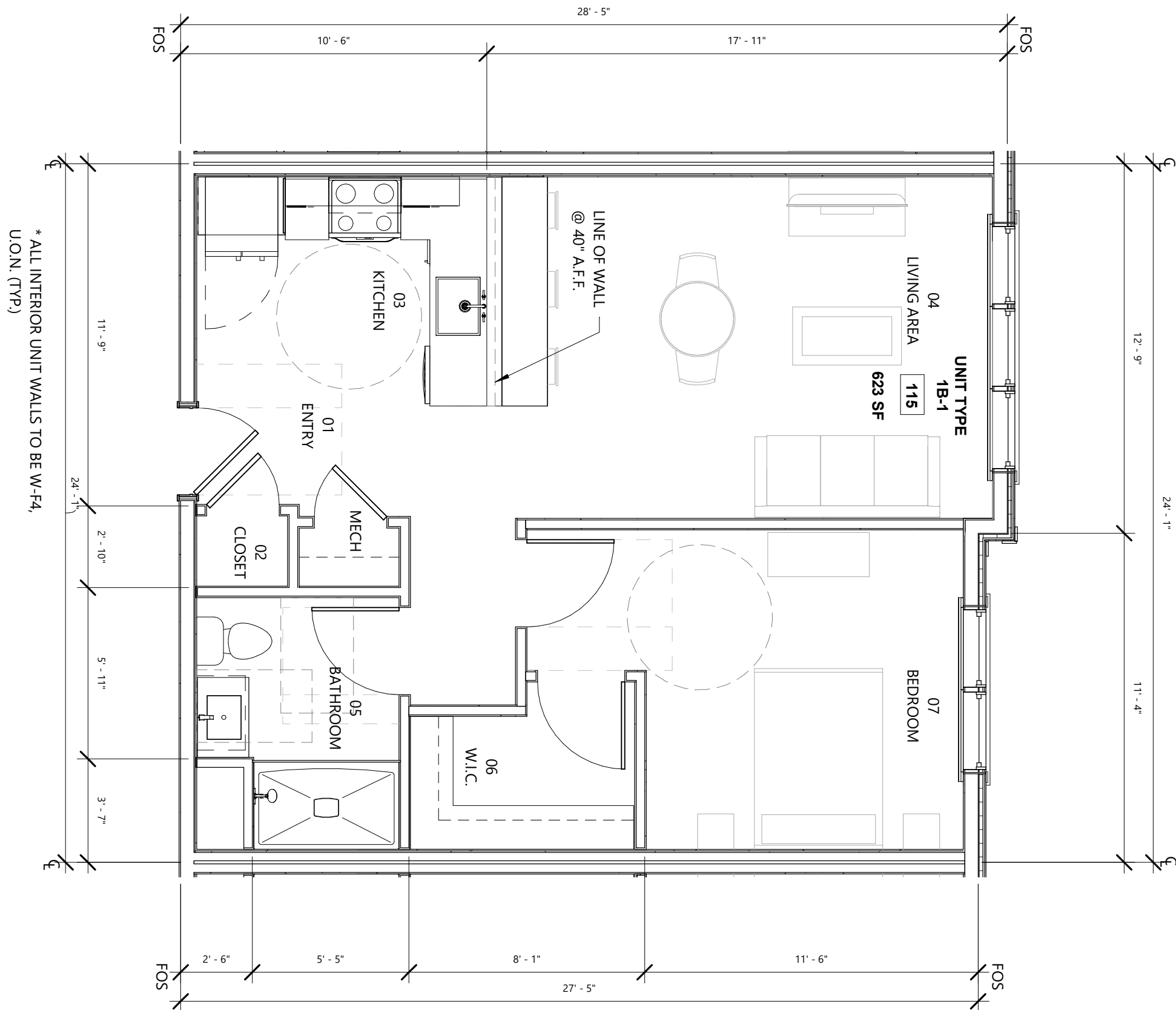
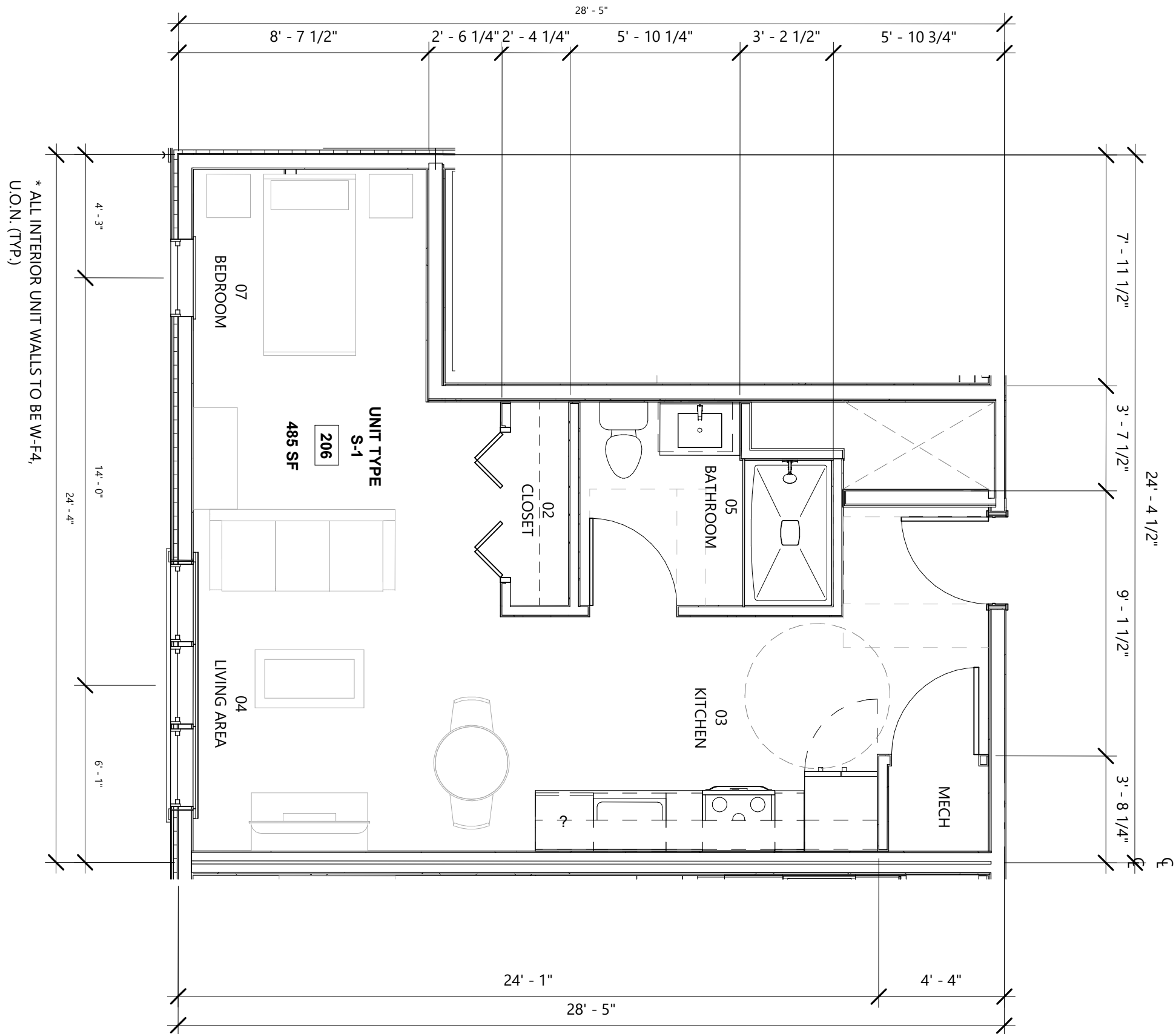
TYPICAL UNIT PLANS

Scale: 1/4" = 1'-0"

Date: 06/21/2023

Drawn By: DMS TEAM

A2.00





Revisions:		
#	Reason	Date



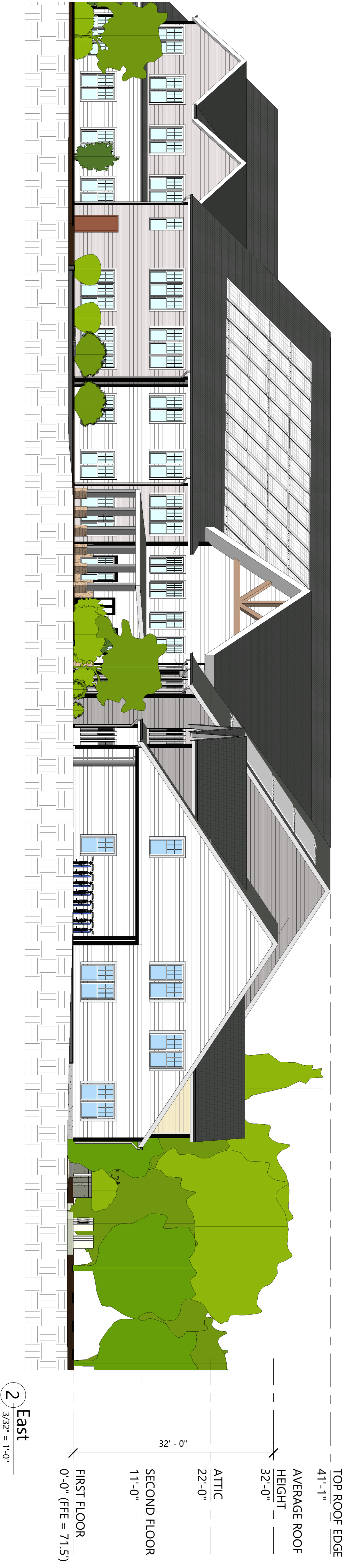
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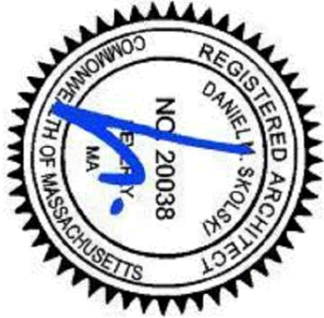
10 High Street
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PERMITTING

SOUTH AND EAST ELEVATIONS		
Scale:	As indicated	
Date:	06/21/2023	
Drawn By:	DMS Team	



- EXTERIOR MATERIALS LEGEND
- 1 HORIZONTAL VINYL SIDING HARDIE SIZE: 4" PROS/LIKE COLOR: TBD
 - 2 HORIZONTAL VINYL SIDING HARDIE SIZE: 4" PROS/LIKE COLOR: TBD
 - 3 ASPHALT SHINGLE ROOFING SIZE: 5/4 X 6 TRIM COLOR: TBD
 - 4 5/4 X 6 TRIM HARDIE SIZE: 5/4 X 6 COLOR: TBD



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PERMITTING

NORTH AND WEST ELEVATIONS		
Scale:	As indicated	
Date:	06/21/2023	
Drawn By:	DMS Team	



- EXTERIOR MATERIALS LEGEND**
- 1

HORIZONTAL VINYL SIDING
HARDIE

SIZE: 4" EXPOSURE
COLOR: TBD
- 2

HORIZONTAL VINYL SIDING
HARDIE

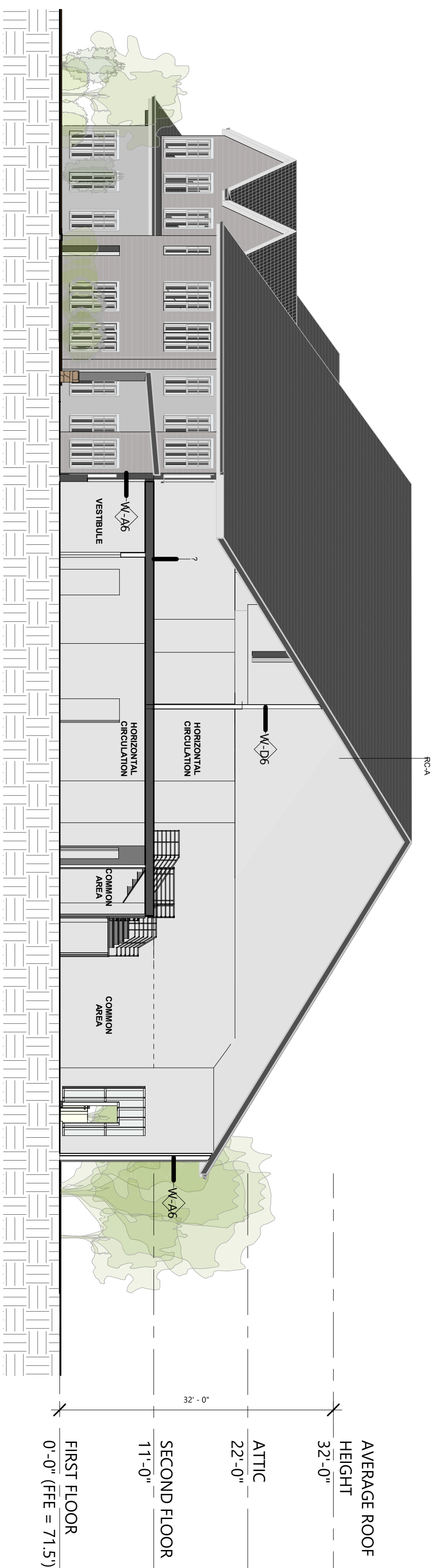
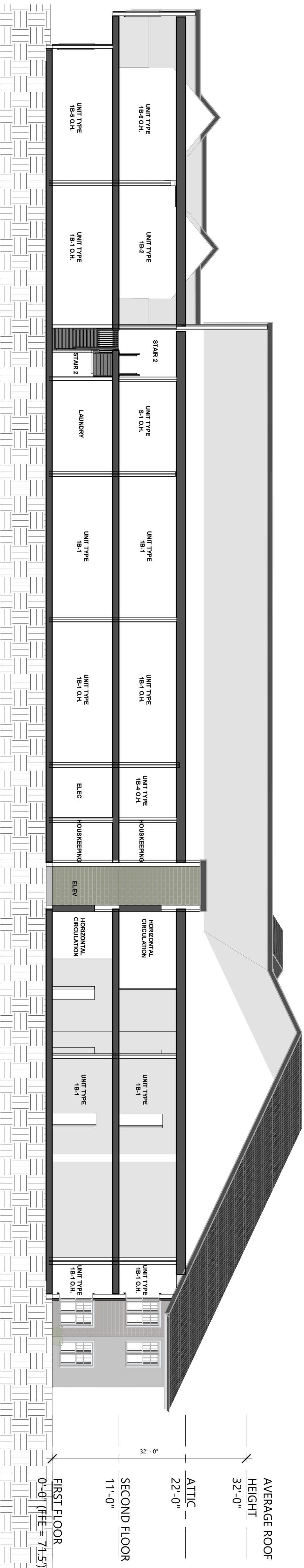
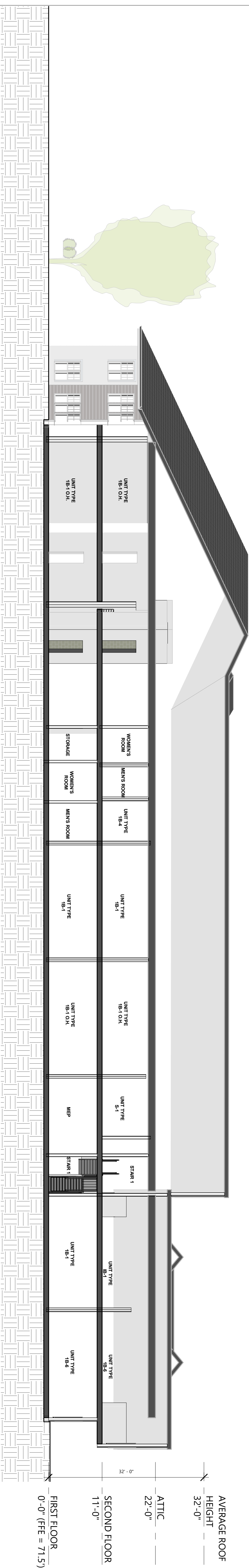
SIZE: 4" EXPOSURE
COLOR: TBD
- 3

ASPHALT SHINGLE ROOFING

SIZE: S4 X 6
COLOR: TBD
- 4

S4 X 6 TRIM
HARDIE

SIZE: S4 X 6
COLOR: TBD



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BUILDING SECTIONS

Scale: $3/32" = 1'-0"$
Date: 06/21/2023
Drawn By: DMS Team

A4.01



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PERMITTING

3D VIEWS		
Scale:		
Date:	06/21/2023	
Drawn By:	DMS Team	

A9.01

