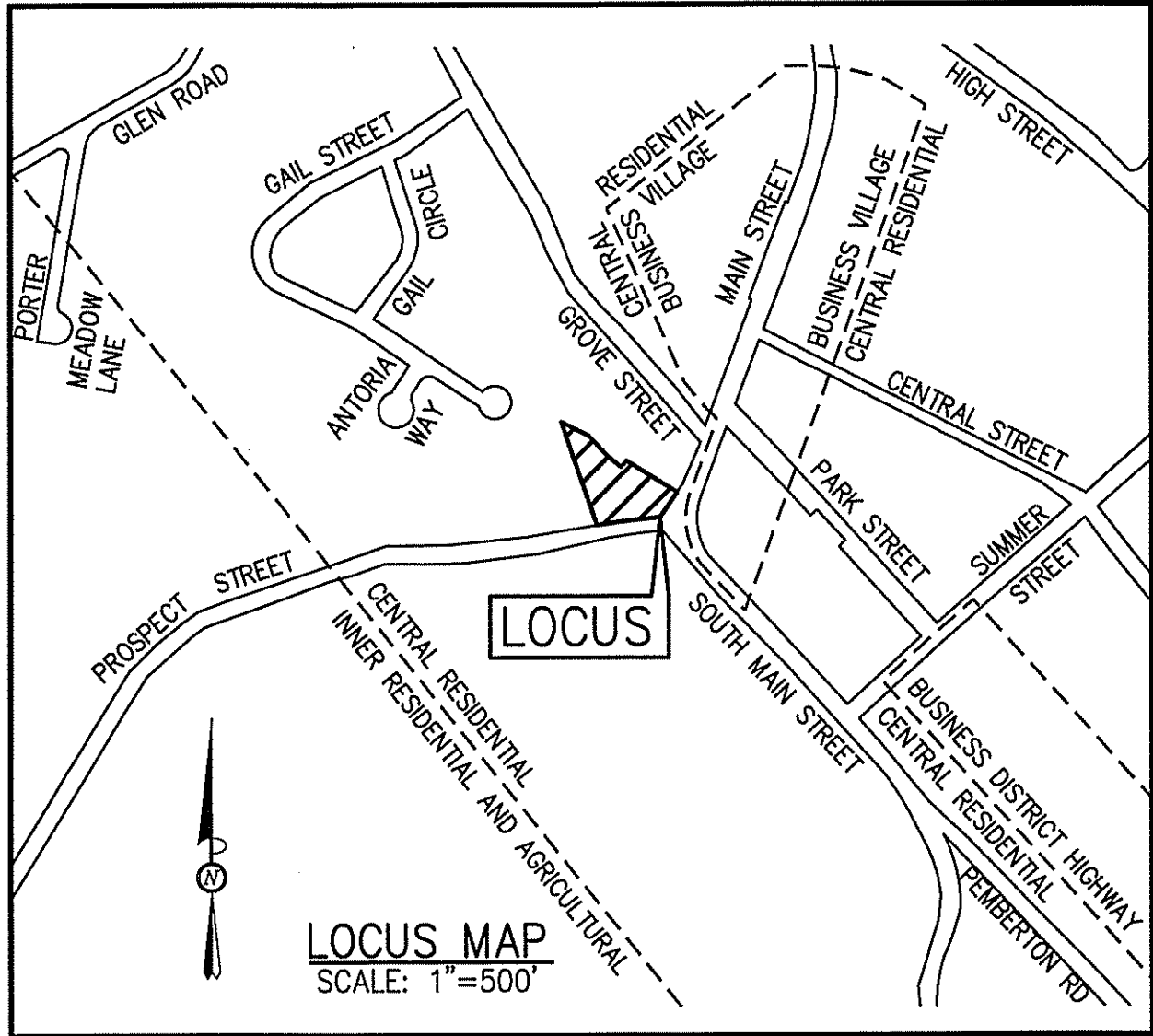




ZONING: CENTRAL RESIDENTIAL

ZONING MATRIX			
SETBACK	REQUIRED	EXISTING	PROPOSED
FRONT	20' MIN.	18'	NO CHANGE
SIDE	10' MIN.	27'	NO CHANGE
REAR	30' MIN.	77'	NO CHANGE
FRONTAGE (PROSPECT ST.)	100' MIN.	171'	NO CHANGE
FRONTAGE (S. MAIN ST.)	100' MIN.	101'	NO CHANGE
LOT AREA	20,000 S.F. MIN.	42,995± S.F.	NO CHANGE
BUILDING HEIGHT	35' MAX.	<35'	NO CHANGE
MAX. STORIES	2.5	2	NO CHANGE

GENERAL NOTES:

- THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE 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.
- THE ABUTTER INFORMATION SHOWN HERON IS COMPILED FROM THE TOPSFIELD GIS DATABASE AND ASSESSOR'S RECORDS.
- THIS PLAN IS A RESULT OF AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. SEE CERTIFICATION ON "PLAN TO ACCOMPANY ZONING BOARD APPLICATION" PREPARED BY THE MORIN-CAMERON GROUP, INC. DATED OCTOBER 1, 2018 AND REVISED THROUGH NOVEMBER 19, 2018.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0284F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

RECORD OWNER:

9-11 SOUTH MAIN STREET, LLC
28 HIGH STREET
TOPSFIELD MA, 01983
DEED BOOK 36865 PAGE 396
ASSESSORS MAP 40 LOT 9

DATUM:

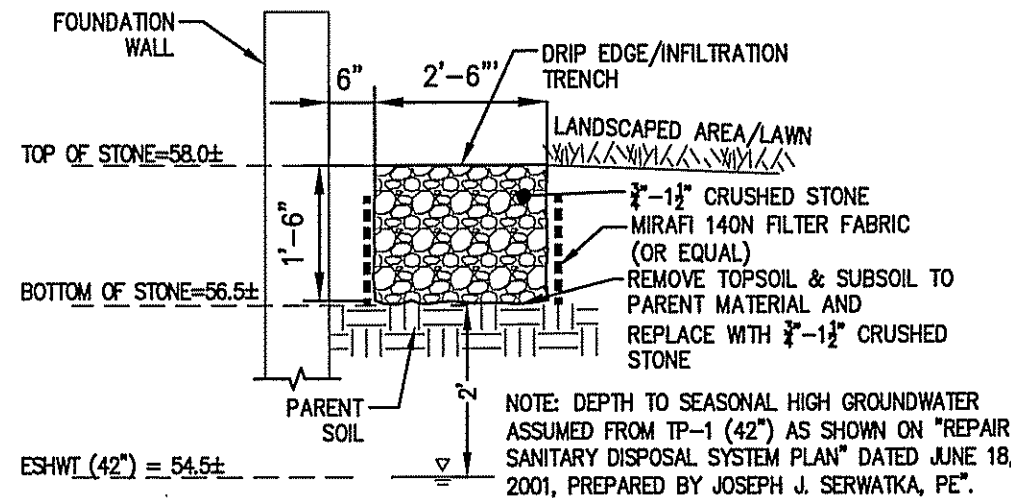
ELEVATIONS HEREON REFER TO NAVD88 DATUM.

LEGEND:

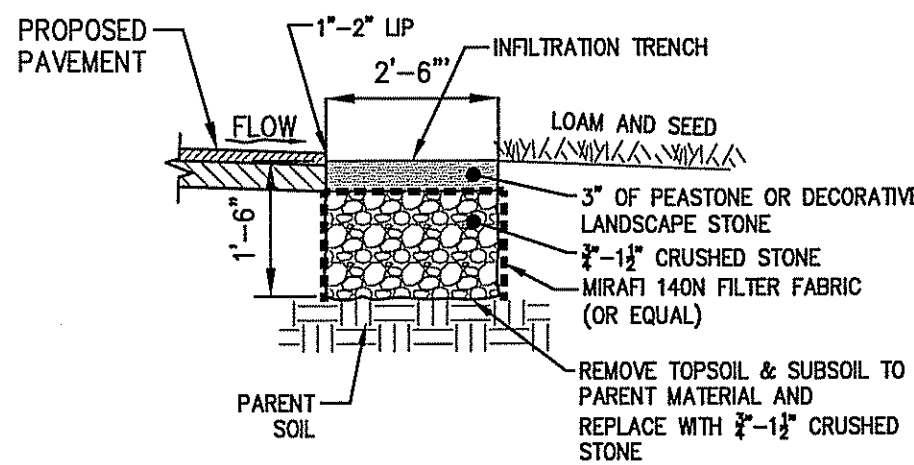
- CTV CABLE TV LINE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- G GAS LINE
- H HYDRANT
- LP LIGHT POLE
- MAJ MAJOR CONTOURS
- MH MANHOLE
- MW MONITORING WELL
- MIN MINOR CONTOURS
- OHW OVERHEAD WIRE
- SM SEWER MANHOLE
- SE SPOT ELEVATION
- T TREE
- TL TREE LINE
- UP UTILITY POLE
- WG WATER GATE
- W WATER LINE

ABBREVIATIONS:

- ± PLUS/MINUS
- BIT. BITUMINOUS
- CB CATCH BASIN
- CONC. CONCRETE
- DB DEED BOOK
- DMH DRAIN MANHOLE
- DYL DOUBLE YELLOW LINE
- ECL ESSEX COUNTY LAYOUT
- ECSEB ESSEX COUNTY STONE BOUND
- EP EDGE OF PAVEMENT
- LP LIGHT POLE
- PG PAGE
- PROP. PROPOSED
- UP UTILITY POLE
- VGC VERTICAL GRANITE CURB



DROP EDGE/INFILTRATION TRENCH (NOT TO SCALE)



INFILTRATION TRENCH ALONG PAVEMENT EDGE (NOT TO SCALE)

RESOURCE AREA DELINEATION NOTE:

BANK DELINEATION WAS PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC. FROM FIELD WORK ON OCTOBER 24, 2018, AND AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC.

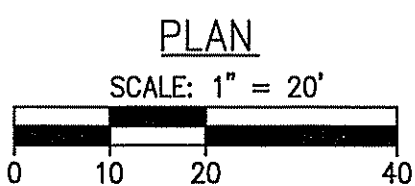
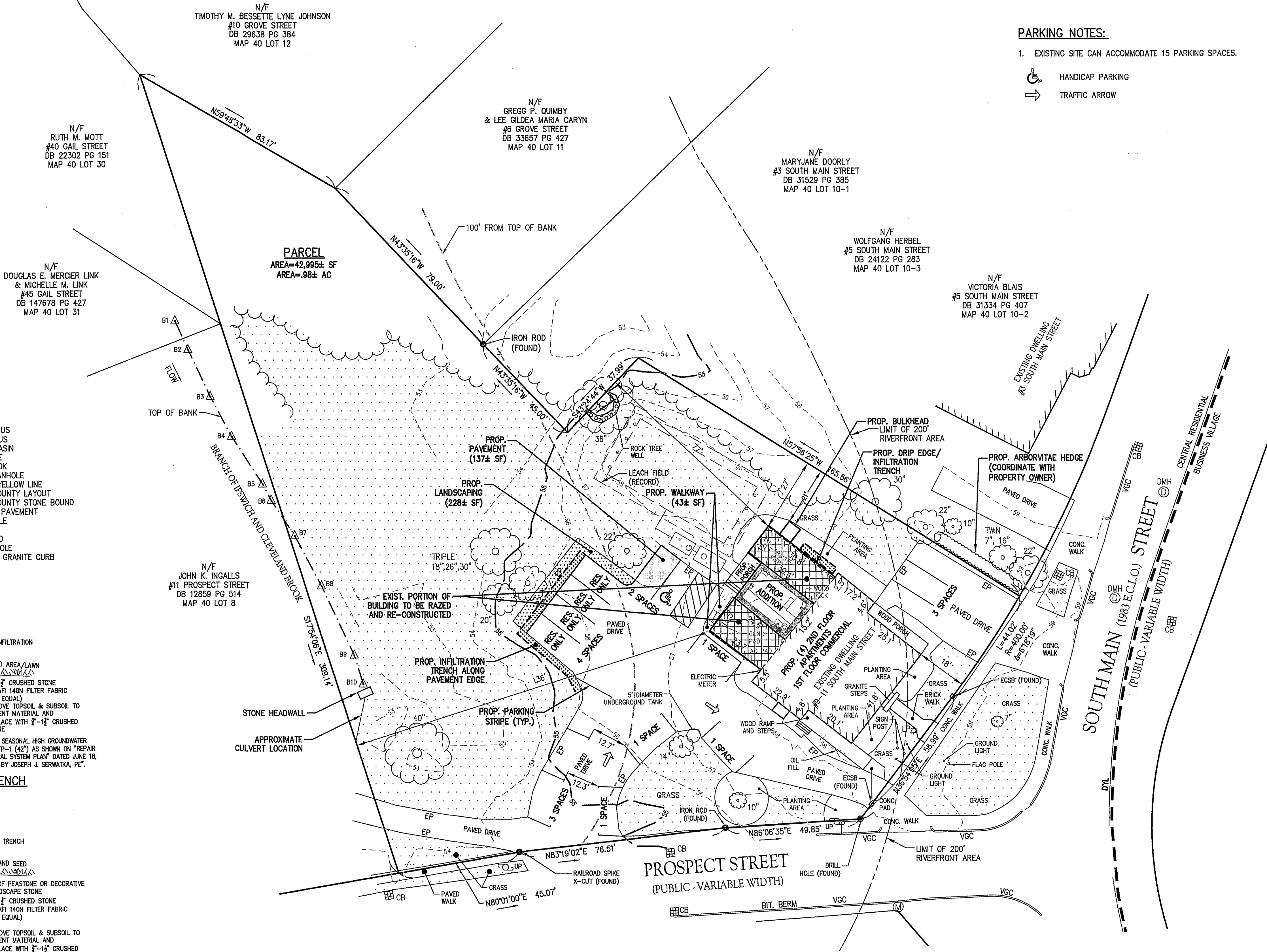
PARKING TABLE

USE	REQUIRED
DWELLING UNIT (FEWER THAN 2 BEDROOMS): 1 PER UNIT	2 UNITS x 1 = 2 SPACES
DWELLING UNIT (2 OR MORE BEDROOMS): 2 PER UNIT	2 UNITS x 2 = 4 SPACES
BUSINESS/PROFESSIONAL OFFICES: 1 PER 300 SF	3,000± SF./300 = 10 SPACES
TOTAL REQUIRED	16 SPACES
TOTAL PROVIDED	16 SPACES

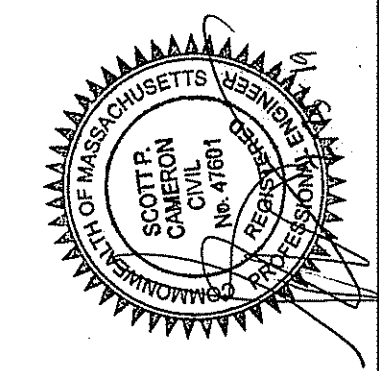
PARKING NOTES:

- EXISTING SITE CAN ACCOMMODATE 15 PARKING SPACES.

- Handicap Parking
- Traffic Arrow



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELA STREET, DANVERS, MASSACHUSETTS 01923
P: 978-774-5866, F: 978-774-5868, W: WWW.MORIN-CAMERON.COM



SURVEY BY: R.A.D./P.A.Y.
DRAFTED BY: R.A.D.
CHECKED BY: P.A.Y.
APPROVED BY: S.P.C.
SCALE: 1"=20'
DATE: OCTOBER 1, 2018

REVISIONS		DATE
NO.	DESCRIPTION	
1	GEN. REVISIONS & ADD SURVEY DATA	11/19/18
2	ADD INFILTRATION TRENCH, REVISE BEDROOMS/COMMERCIAL FLOOR AREA AND PARKING TABLE	2/25/19

PLAN TO ACCOMPANY ZONING BOARD APPLICATION
IN
TOPSFIELD, MASSACHUSETTS
9-11 SOUTH MAIN STREET
(ASSESSOR'S MAP 40, LOT 9)
PREPARED FOR:
9-11 SOUTH MAIN STREET, LLC

ZBA PLAN
DRAWING NO.
1 OF 1