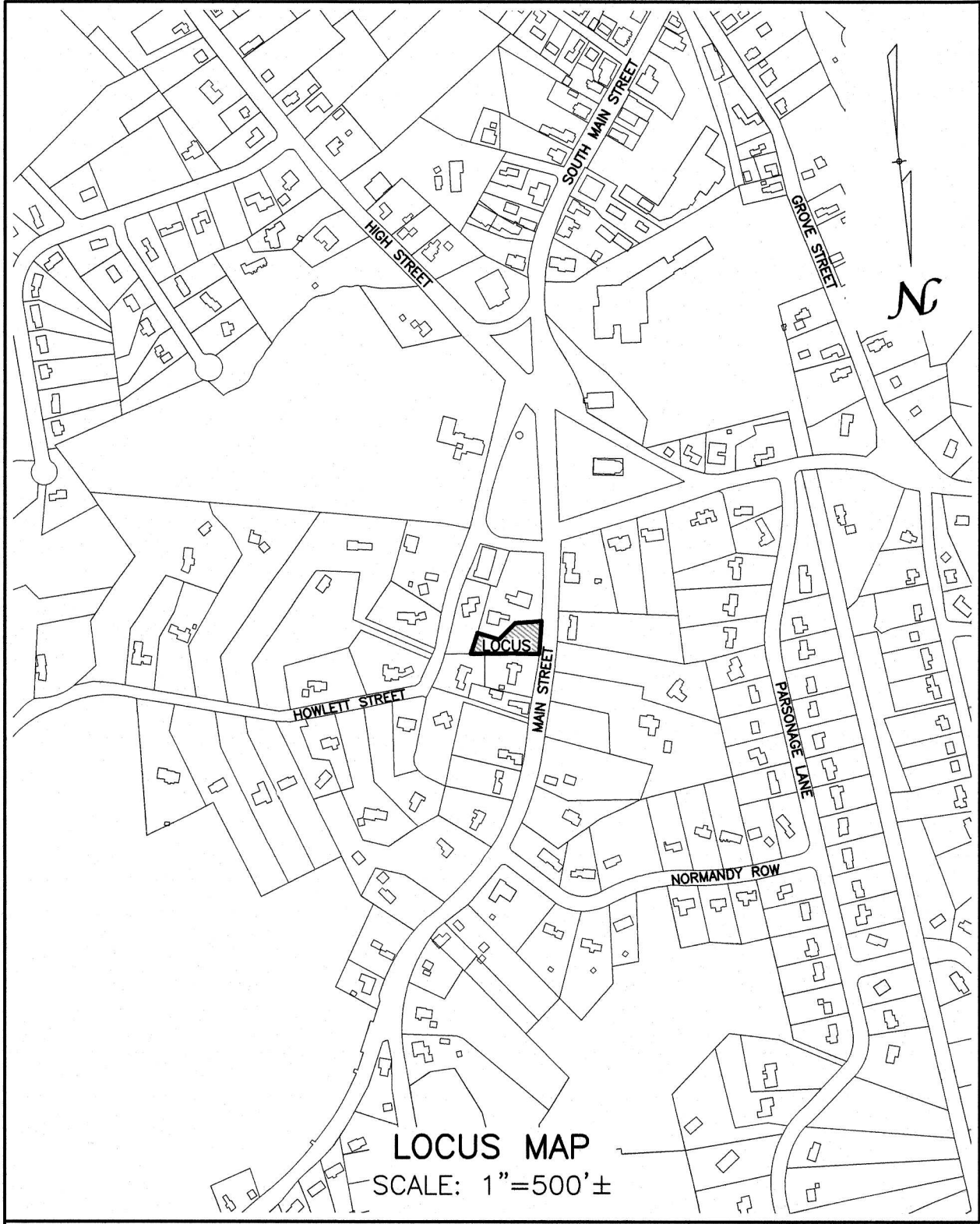




ASSESSORS MAP REFERENCE:
MAP 32 PARCEL 135

ZONING DISTRICT: C-R
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT WIDTH = 80 FEET
MINIMUM LOT DEPTH = 120 FEET
FRONT YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 30 FEET
MAXIMUM LOT COVERAGE = 40%
MAXIMUM BUILDING AREA = 40%
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING HEIGHT = 2.5 STORIES

N/F
BENJAMIN R. &
MEREDITH B. BOLLINGER
#2 HOWLETT STREET

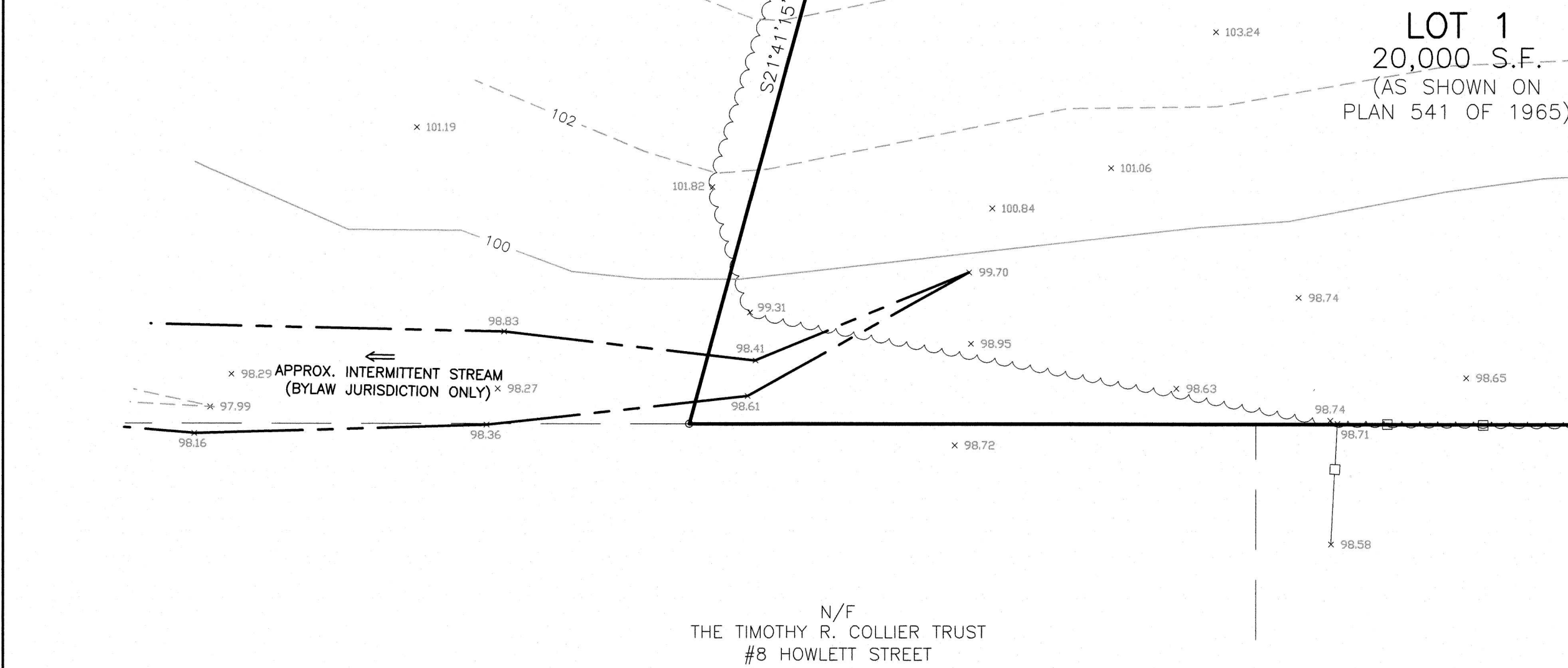


TABLE OF PROPOSED SEPTIC SYSTEM INVERTS (INV)

INV. AT FOUNDATION = 101.93
SEPTIC TANK INV. IN = 101.63
SEPTIC TANK INV. OUT = 101.38
DISTRIBUTION BOX INV. IN = 100.67
DISTRIBUTION BOX INV. OUT = 100.50
4" PIPE INV. IN = 100.31
ENVIRO-SEPTIC PIPE INV. = 99.73
BOTTOM OF SAND BED/B.O. ELEV = 99.23

Soil Test Pit Data
Soil Evaluator: Will Schkuta, SE#14030
Witnessed By: Wendy Hansbury, Topsfield BOH Witness
Date of Testing: May 25, 2022

TP 22-1				TP 22-2				TP 22-3				TP 22-4			
Elev. = 100.4±				Elev. = 99.7±				Elev. = 99.3±				Elev. = 99.5±			
0-8"	Ap	SL	10YR 3/3	0-22"	Ap/Fill	SL	10YR 3/3	0-8"	Ap	SL	10YR 3/3	0-8"	Ap	SL	10YR 3/3
8-24"	Bw	GrSL	10YR 4/6	22-34"	Bw	GrSL	10YR 4/6	8-34"	C1	S	10YR 5/8	8-24"	Bw	GrSL	10YR 4/6
24-90"	C1d	GrLS	2.5Y 5/4	34-104"	C1d	GrLS	2.5Y 5/4	34-60"	C2	GrSL	10YR 4/6	24-105"	C1d	GrLS	2.5Y 5/4
ESHWT observed down 68" @ Elev. = 94.73				ESHWT observed down 70" @ Elev. = 93.87				60-110" 2Cd				ESHWT observed down 68" @ Elev. = 93.83			
				Percolation Test @ P-1 @ 36"+18", 42 MPI				ESHWT observed down 42" @ Elev. = 95.80				Percolation Test @ P-2 @ 30"+18", 5 MPI			

N/F
MICHAEL DINICOLA &
KENDRA ROBBINS MONTEITH
#93 MAIN STREET

PROPOSED PRESBY ENVIRO-SEPTIC SYSTEM
REQUIRED BED: 1,320 S.F.
PROVIDED: 52.0'x25.5'=1,326 S.F.
TOP SAND LEVEL AT ELEV.=100.98
BREAKOUT (BOTTOM OF ASTM
C-33 SAND) AT ELEV.=99.23
300 L.F. OF ENVIRO-SEPTIC PIPE. MIN.
(6-50' LINES 4.5' CENTER TO CENTER)
ENVIRO-SEPTIC PIPE INV.=99.73
4" PVC INV. IN=100.31
LOW VENT AS SHOWN ON PLAN

LOT 1
20,000 S.F.
(AS SHOWN ON
PLAN 541 OF 1965)

APPROX. 100' BUFFER ZONE
(UNUSUAL UNDER LOCAL
BYLAW ONLY)

N/F
JOSEPH A. &
CYNTHIA B. MCINNIS
#99 MAIN STREET



Owner:
The Orlando Lopez Trust
93 Main Street
Topsfield, MA 01983
Applicant:
Montana Development LLC
23 Aaron Drive
Topsfield, MA 01983
978-317-7724

Designed By: SML
Drawn By: SML
Reviewed By: RLW
Project Manager: RLW
Job File Number: TOPS-0076
Drawing File Folder: TOPS76
Drawing Issued for Review Only
Drawing Issued for Permit
Drawing Issued for Construction



SITE PLAN		#97 MAIN STREET, TOPSFIELD, MA	
DRAWING: SP-1	SHEET 1 OF 1	JANUARY 30, 2023	
		SCALE: 1"=10'	
		20'	
		10'	
		5'	

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MAIN STREET

PB85 PL96 (1936
LAYOUT MAIN ST)
N

EXISTING WATERSHED MAP

#97 MAIN STREET, TOPSFIELD, MA

DRAWING: EX-WSD

SHEET 1 OF 1

0' 5' 10' 20'
SCALE: 1"=10'

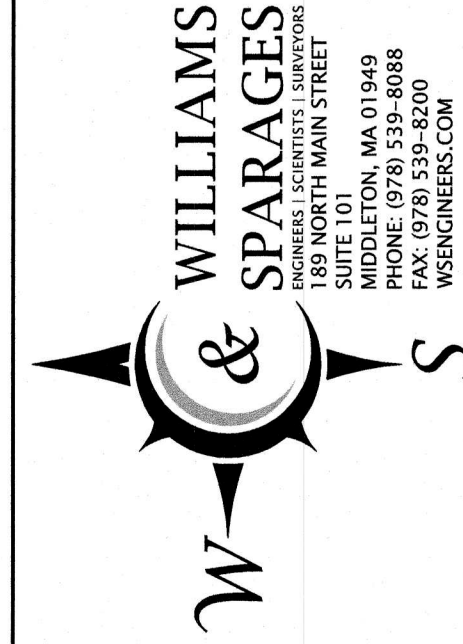
JANUARY 30, 2023

SEAL

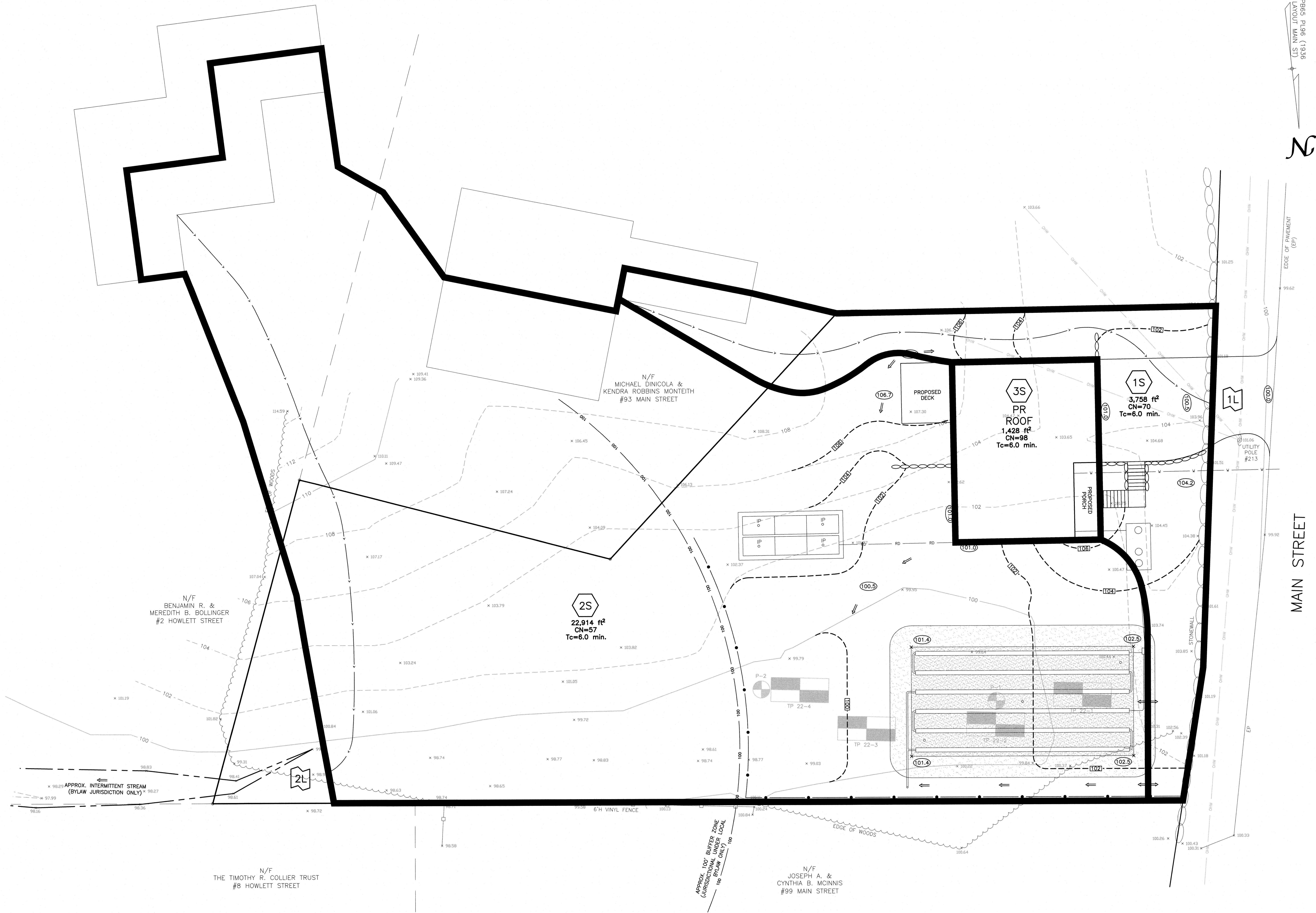


Designed By: SML
Drawn By: SML
Reviewed By: RLW
Project Manager: RLW
Job File Number: TOPS-0076
Drawing File Folder: TOPS76
☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
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Owner:
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93 Main Street
Topsfield, MA 01983
Applicant:
Montana Development LLC
23 Aaron Drive
Topsfield, MA 01983
978-317-7724



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MAIN STREET

1936 LAYOUT MAIN ST

PROPOSED WATERSHED MAP

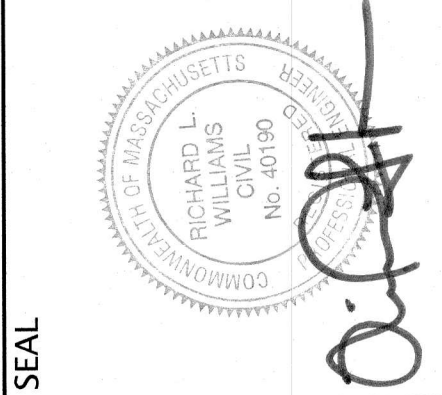
#97 MAIN STREET, TOPSFIELD, MA

DRAWING: PR-WSD

SHEET 1 OF 1

0' 5' 10' 20'
SCALE: 1"=10'

JANUARY 30, 2023



SEAL

Designed By: SML
Drawn By: SML
Reviewed By: RLW
Project Manager: RLW
Job File Number: TOPS-0076
Drawing File Folder: TOP576
☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

Owner:
The Orlando Lopez Trust
93 Main Street
Topsfield, MA 01983

Applicant:
Montana Development LLC
23 Aaron Drive
Topsfield, MA 01983
978-317-7724

