

SITE DEVELOPMENT PLANS

COMPREHENSIVE PERMIT APPLICATION

EMERSON HOMES
10 HIGH STREET
TOPSFIELD, MASSACHUSETTS

SEPTEMBER 16, 2022

MARCH 15, 2023

MAY 11, 2023

APPLICANT

The Caleb Group/Emerson Homes
491 Humphrey Street
Swampscott, MA 01907

DEVELOPMENT CONSULTANT

Community Square Associates, LLC
P.O. Box 286
Arlington, MA 02476

LEGAL COUNSEL

Regnante Sterio, LLP
401 Edgewater PLace, Suite 630
Wakefield, MA 01880

BUILDING ARCHITECT

DMS Design LLC
5 Essex Green Drive, Suite 11A
Peabody, MA 01960

CIVIL ENGINEER/LANDSCAPE ARCHITECT

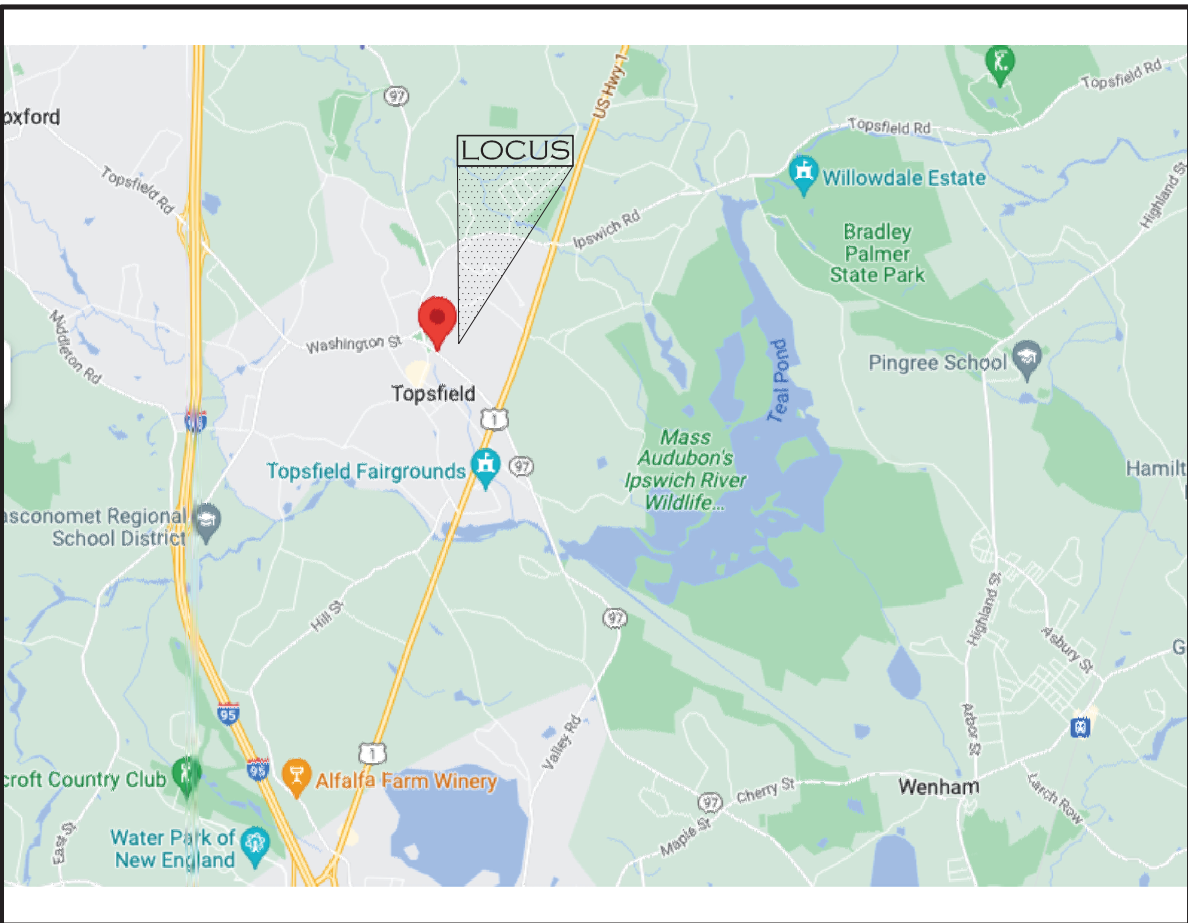
DeVellis Zrein Inc.
P.O. Box 307
Foxborough, MA 02035

TRAFFIC CONSULTANT

Vanasse & Associates, Inc.
35 New England Business Center Dr
Andover, MA 01810

WETLAND CONSULTANT

Goddard Consulting, LLC
291 Main Street
Northborough, MA 01532



LOCUS PLAN

NO SCALE

LIST OF DRAWINGS

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C-5	Detail Sheet
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A1.02	Second Floor Plan
A1.03	Roof Plan
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A3.02	Elevations
A4.01	Building Sections
A9.01	3D Views

ZONING TABLE		
ZONE:	(CR) CENTRAL RESIDENTIAL DISTRICT	
USE:	ELDERLY HOUSING	
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 S.F.	543,663± S.F.
MIN. FRONTAGE	100 FT	106.4 FT
MIN. LOT DEPTH	120 FT	802± FT
MIN. SIDE YARD	10 FT	48.6 FT
MIN. REAR YARD	30 FT	127.6 FT
MIN. FRONT SETBACK	20 FT	430.9 FT
MAX. BUILDING HEIGHT	35 FT	32± FT
MAX. STORIES NO.	2.5	2
MAX. BUILDING AREA %	40%	3.8%
MIN. OPEN SPACE %	40%	88.6%

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

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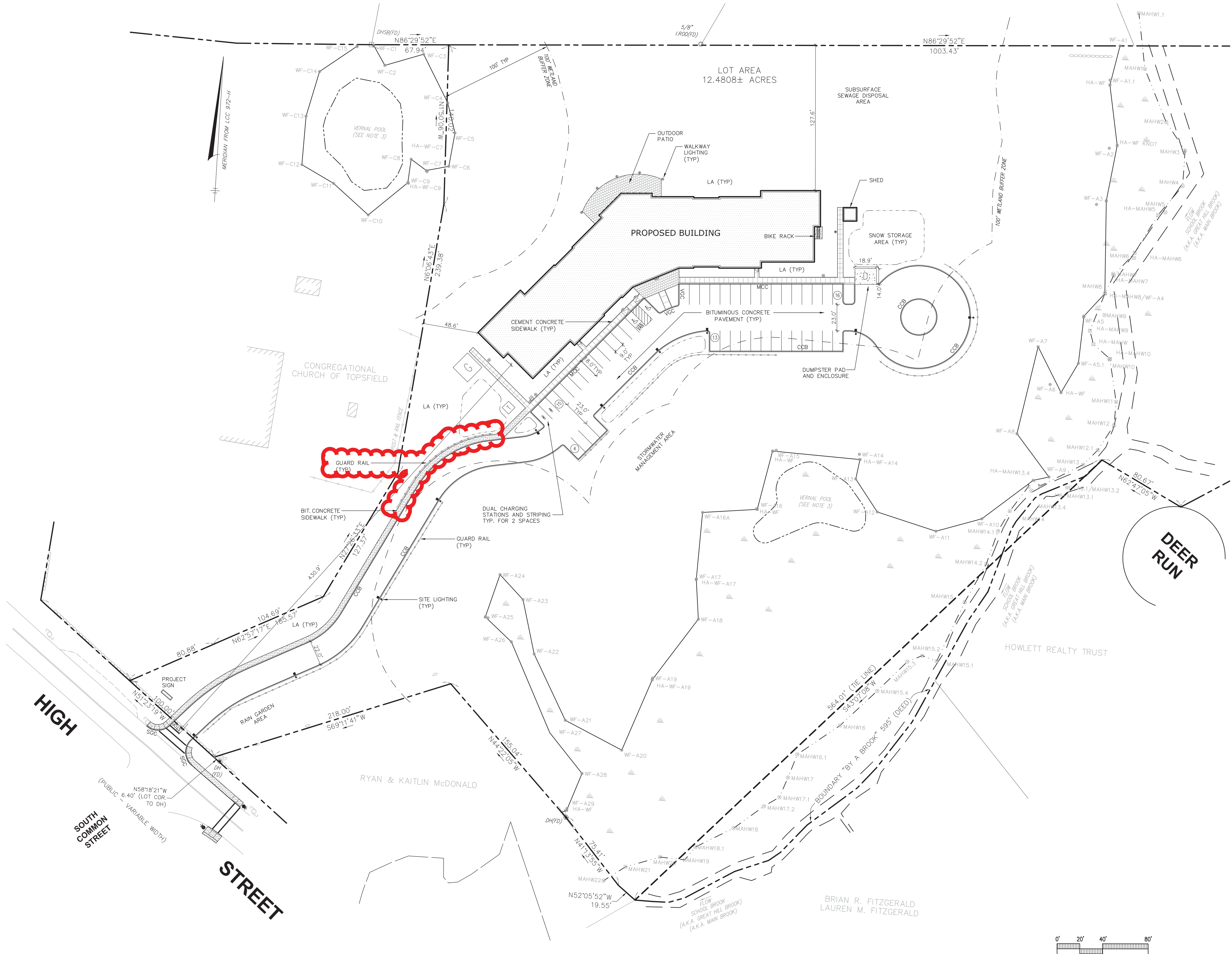
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05.11.23	PER ZBA COMMENTS
04.19.23	PER ZBA COMMENTS
03.24.23	PER ZBA COMMENTS
03.15.23	PER ZBA COMMENTS

LAYOUT AND
MATERIALS
PLAN

SCALE:	1" = 40'
JOB:	2G1S-463
FILE:	
DRAWN:	IAZ
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
	FLARED 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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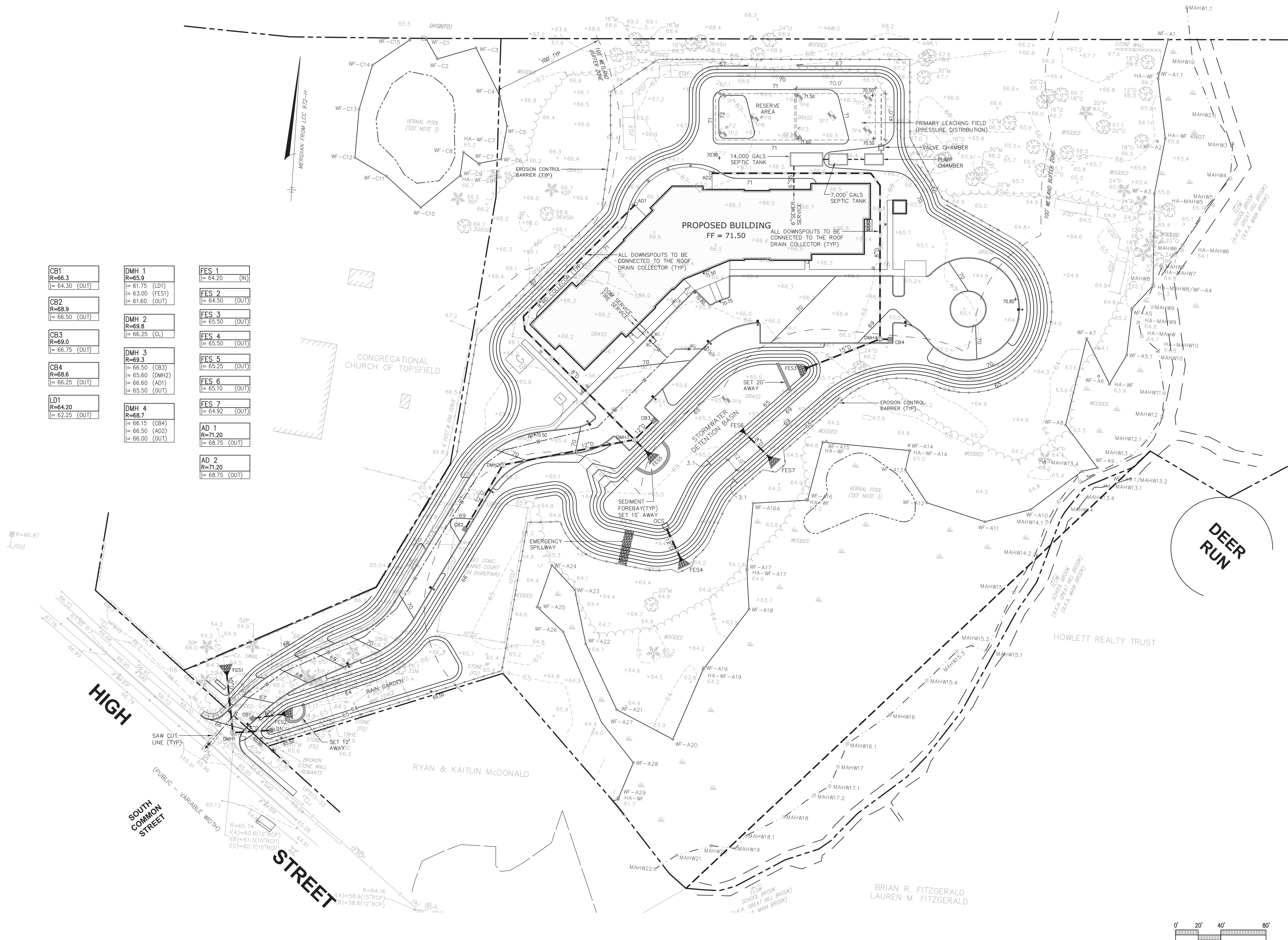
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GRADING AND
UTILITY PLAN

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EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

GRADING AND UTILITY LEGEND

	PROPERTY LINE
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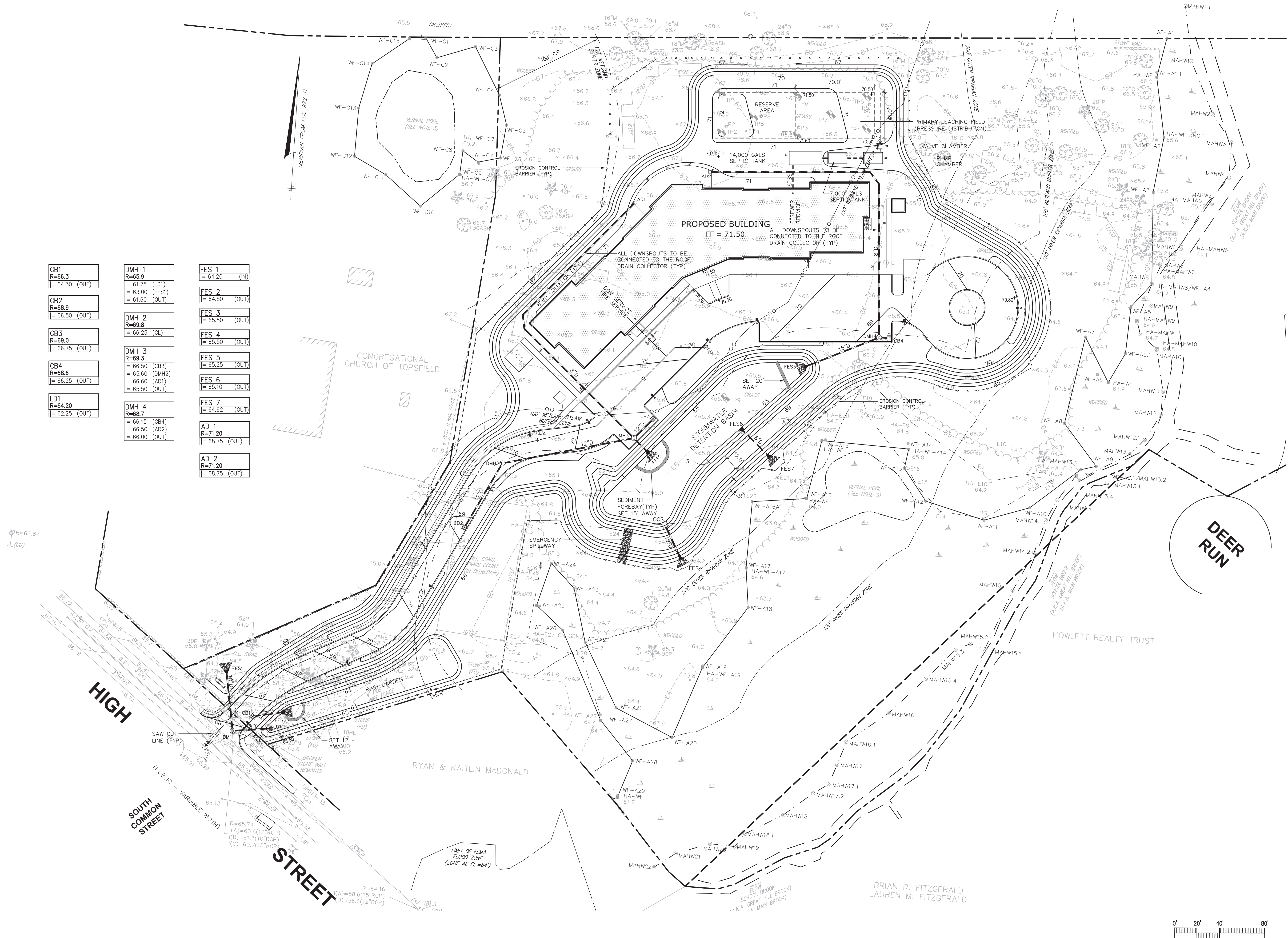
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GRADING AND
UTILITY PLAN
W/ LOCAL BUFFERS

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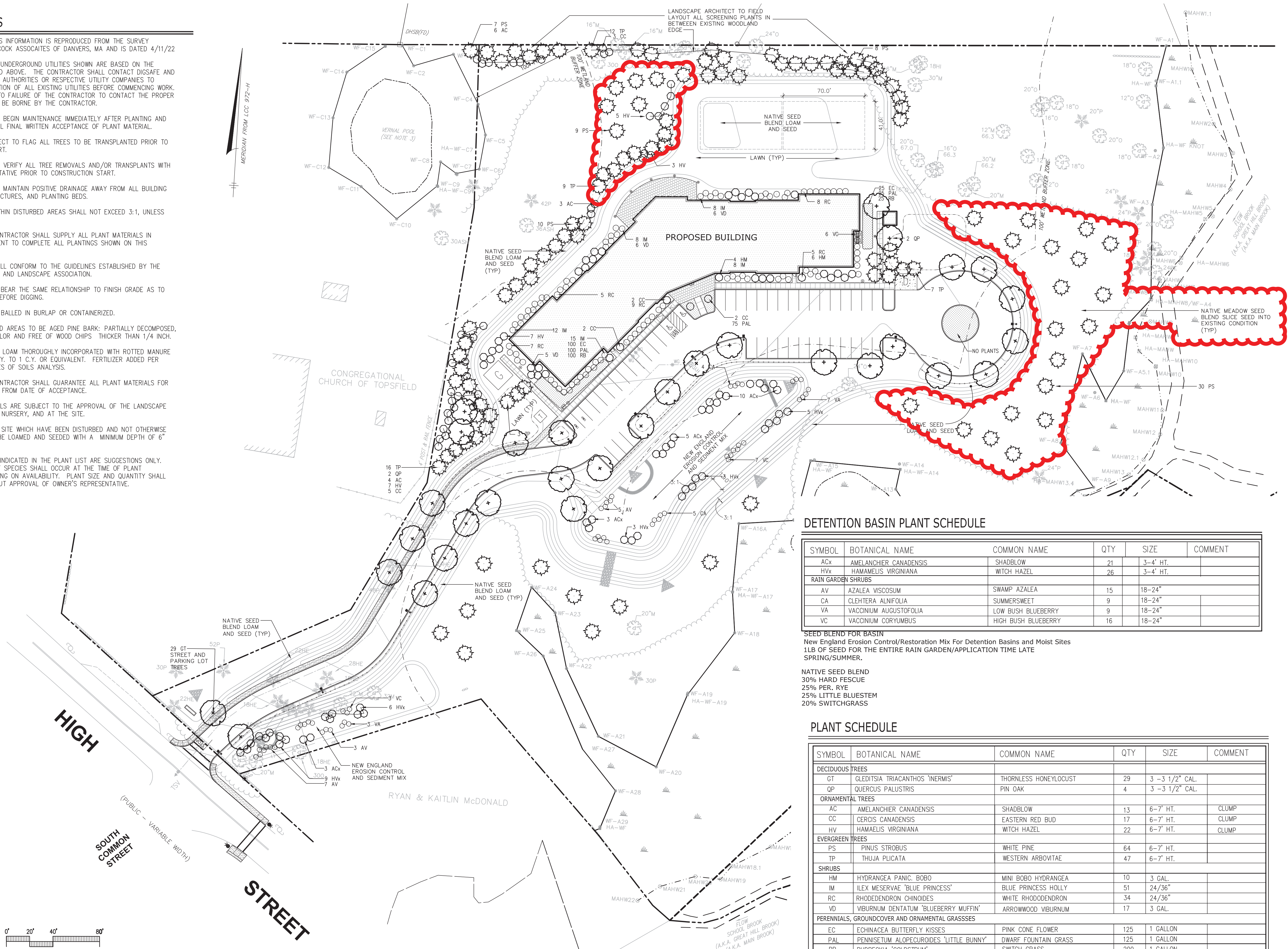
EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

PLANTING LEGEND	
	PROPERTY LINE
	GROUNDCOVER / PERENNIAL PLANTING
	SHRUB PLANTING
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS TREE

PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY HANCOCK ASSOCIATES OF DANVERS, MA AND IS DATED 4/11/22
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.
- 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 BALLED 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 PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- 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 MINIMUM 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 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
ACx	AMELANCHIER CANADENSIS	SHADBLOW	21	3-4' HT.	
HVx	HAMAMELIS VIRGINIANA	WITCH HAZEL	26	3-4' HT.	
RAIN GARDEN SHRUBS					
AV	AZALEA VISCOSUM	SWAMP AZALEA	15	18-24"	
CA	CLEHTEA ALNIFOLIA	SUMMERSWEET	9	18-24"	
VA	VACCINIUM AUGUSTIFOLIA	LOW BUSH BLUEBERRY	9	18-24"	
VC	VACCINIUM CORYMBUS	HIGH BUSH BLUEBERRY	16	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					
GT	GLEDTISIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	29	3-3 1/2" CAL.	
QP	QUERCUS PALUSTRIS	PIN OAK	4	3-3 1/2" CAL.	
ORNAMENTAL TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW	13	6-7' HT.	CLUMP
CC	CERDIS CANADENSIS	EASTERN RED BUD	17	6-7' HT.	CLUMP
HV	HAMAEELIS 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 PANIC. BOBO	MINI BOBO HYDRANGEA	10	3 GAL.	
IM	ILEX MESERVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	51	24/36"	
RC	RHODEDENDRON CHINOIDES	WHITE RHODODENDRON	34	24/36"	
VD	VIBURNUM DENTATUM 'BLUEBERRY MUFFIN'	ARROWWOOD VIBURNUM	17	3 GAL.	
PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSSES					
EC	ECHINACEA BUTTERFLY KISSES	PINK CONE FLOWER	125	1 GALLON	
PAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	125	1 GALLON	
RB	RUDBECKIA 'GOLDSTRUM'	SWITCH GRASS	200	1 GALLON	

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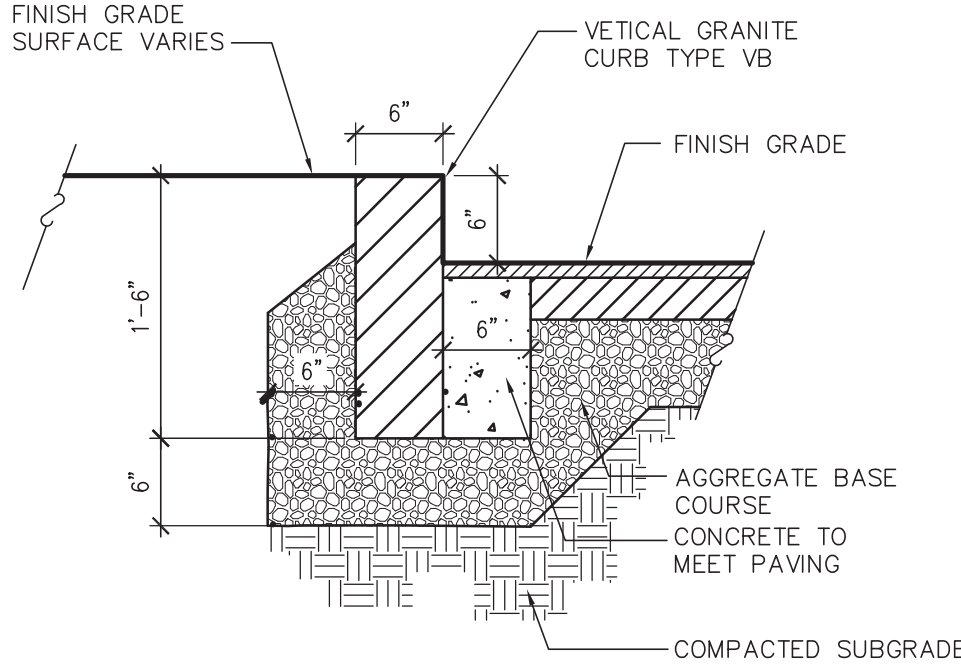
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PLANTING
PLAN

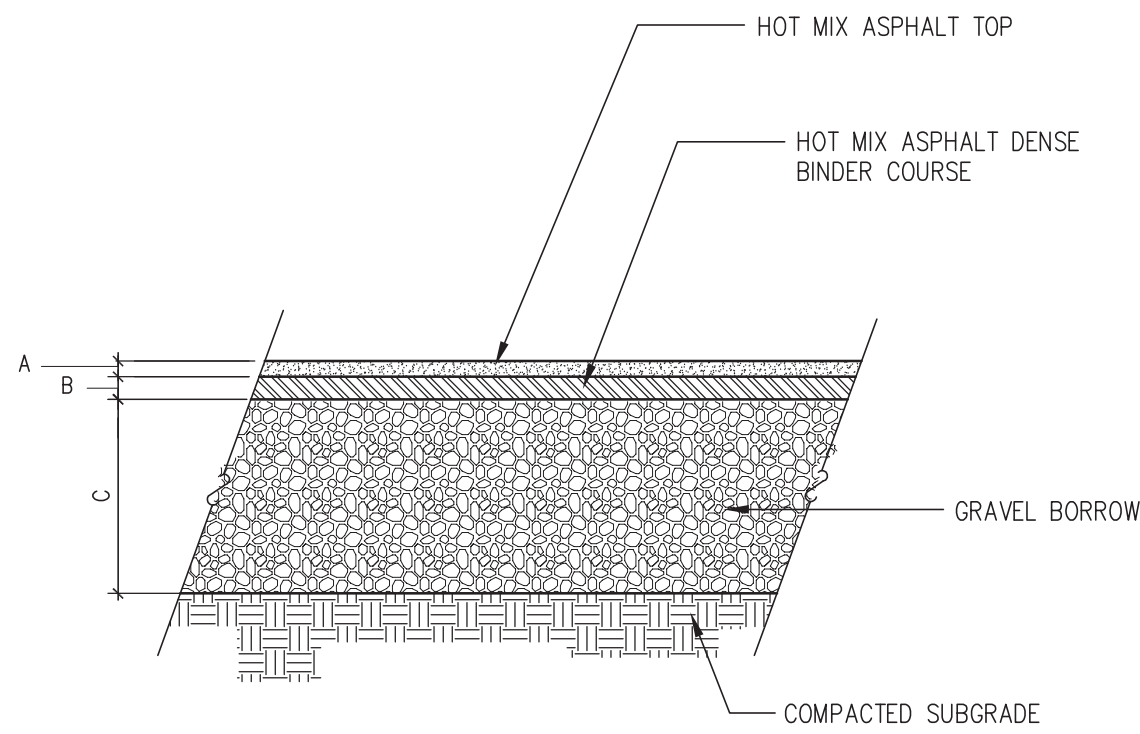
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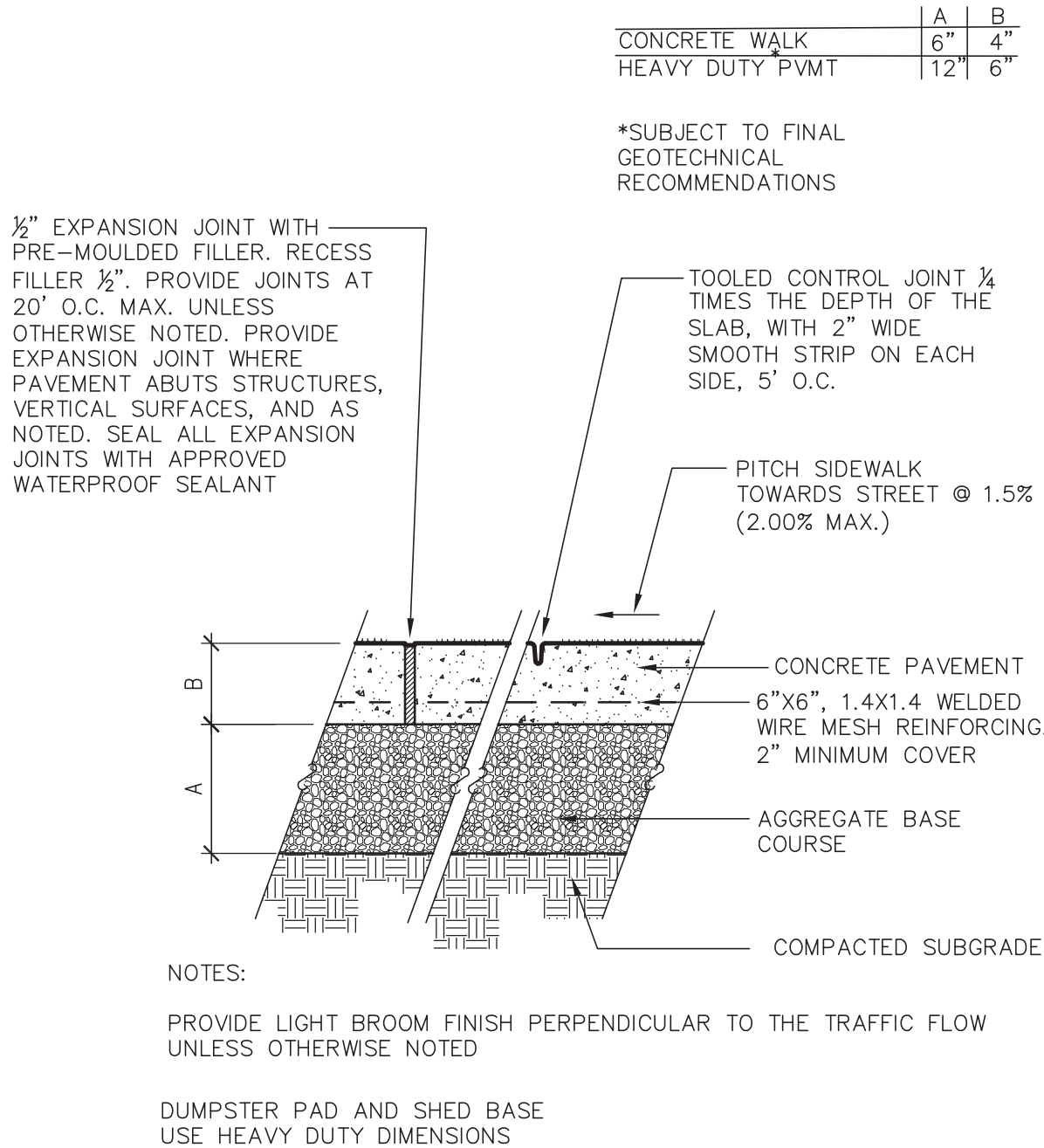
VERTICAL GRANITE CURB



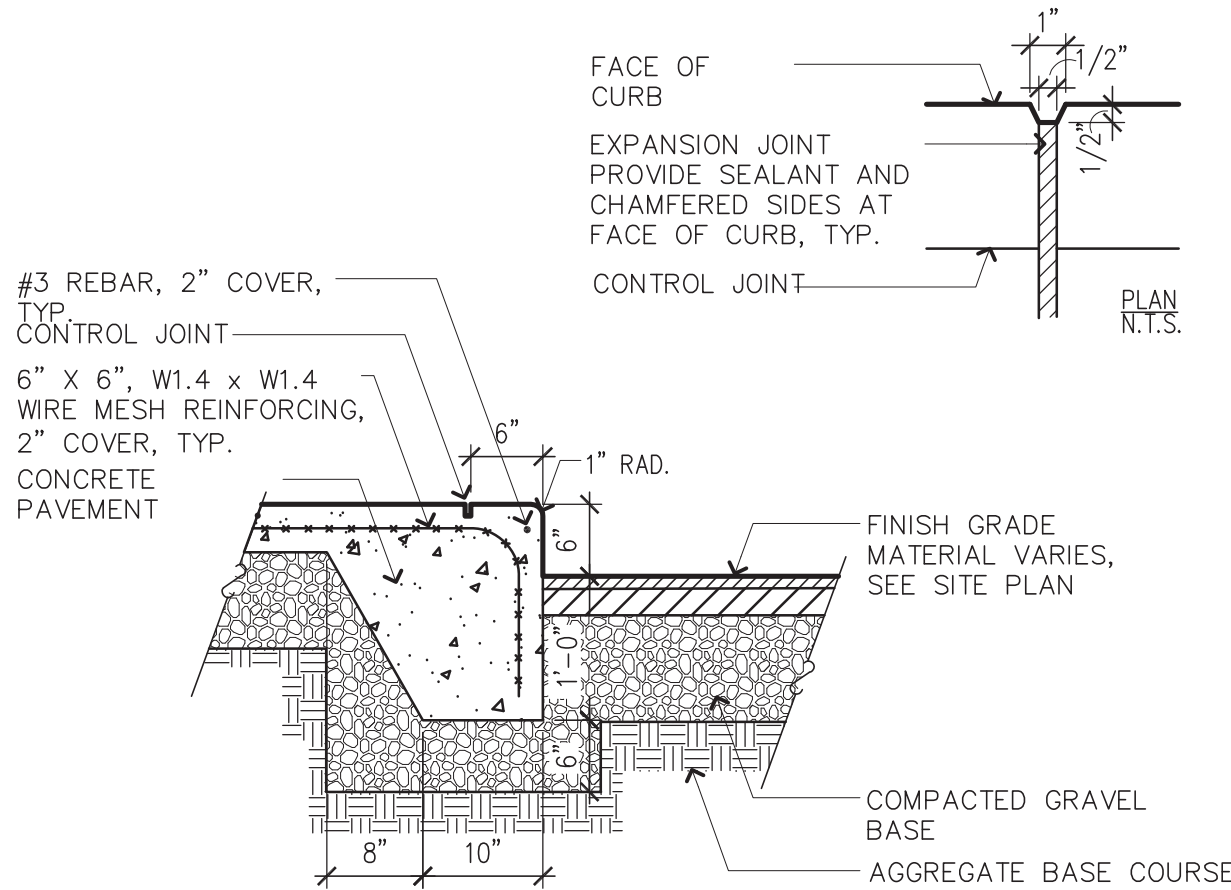
BITUMINUOUS CONCRETE PAVEMENT



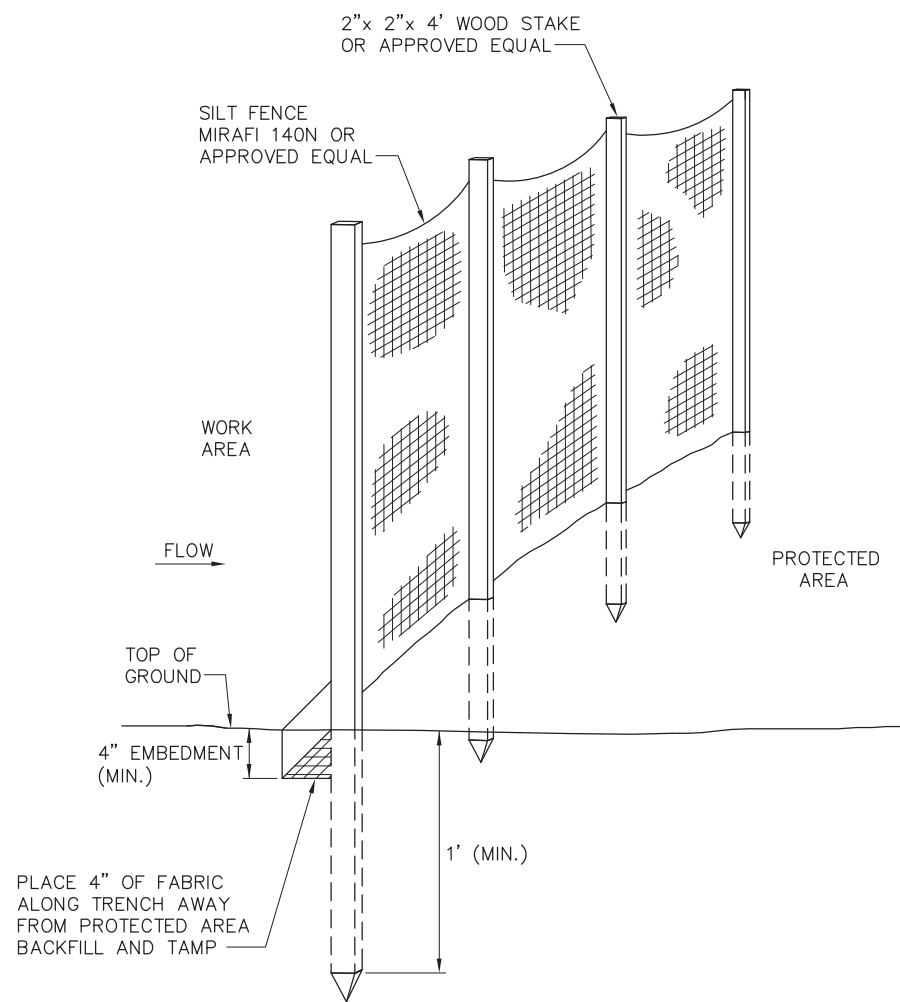
CEMENT CONCRETE PAVEMENT



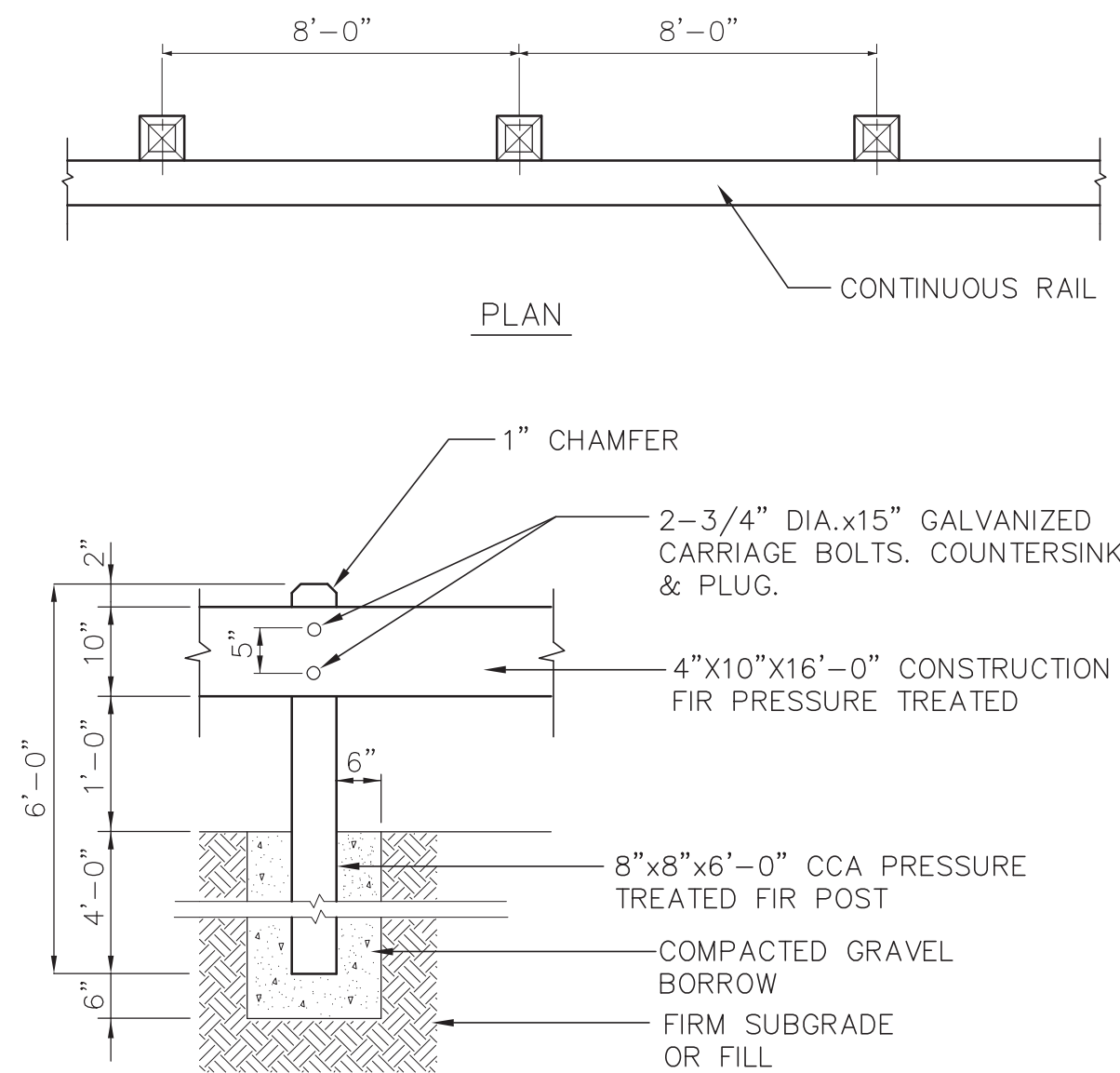
MONOLITHIC CONCRETE CURB



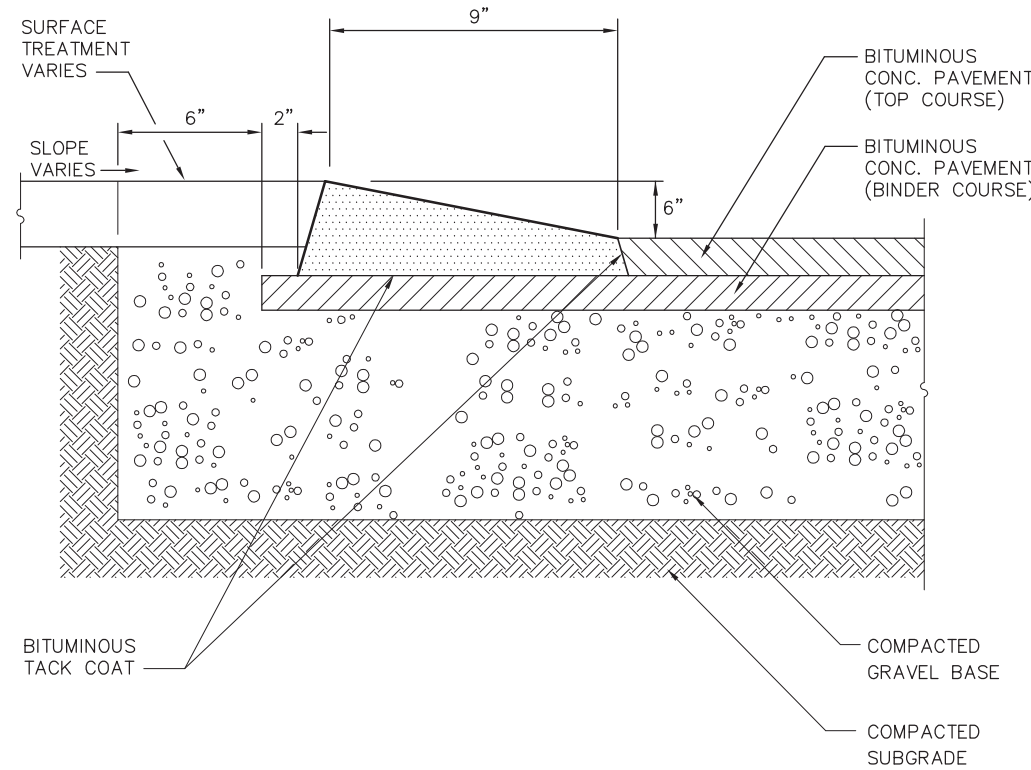
SILT FENCE



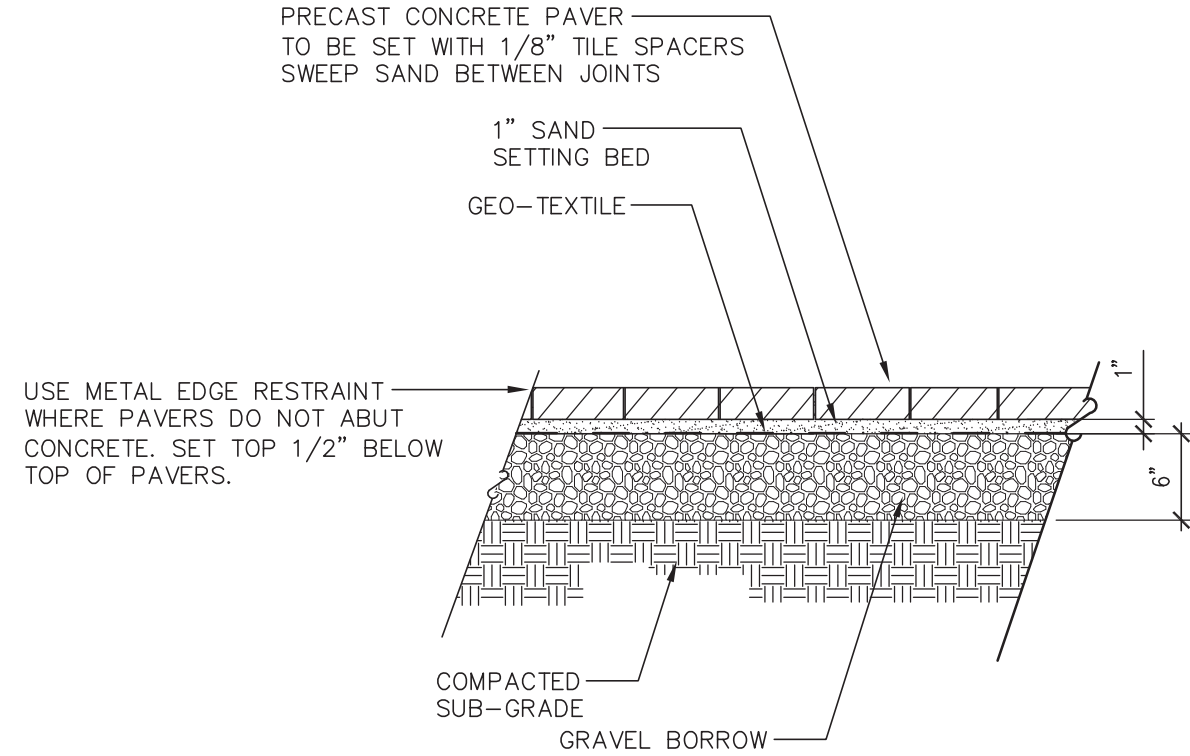
GUARD RAIL



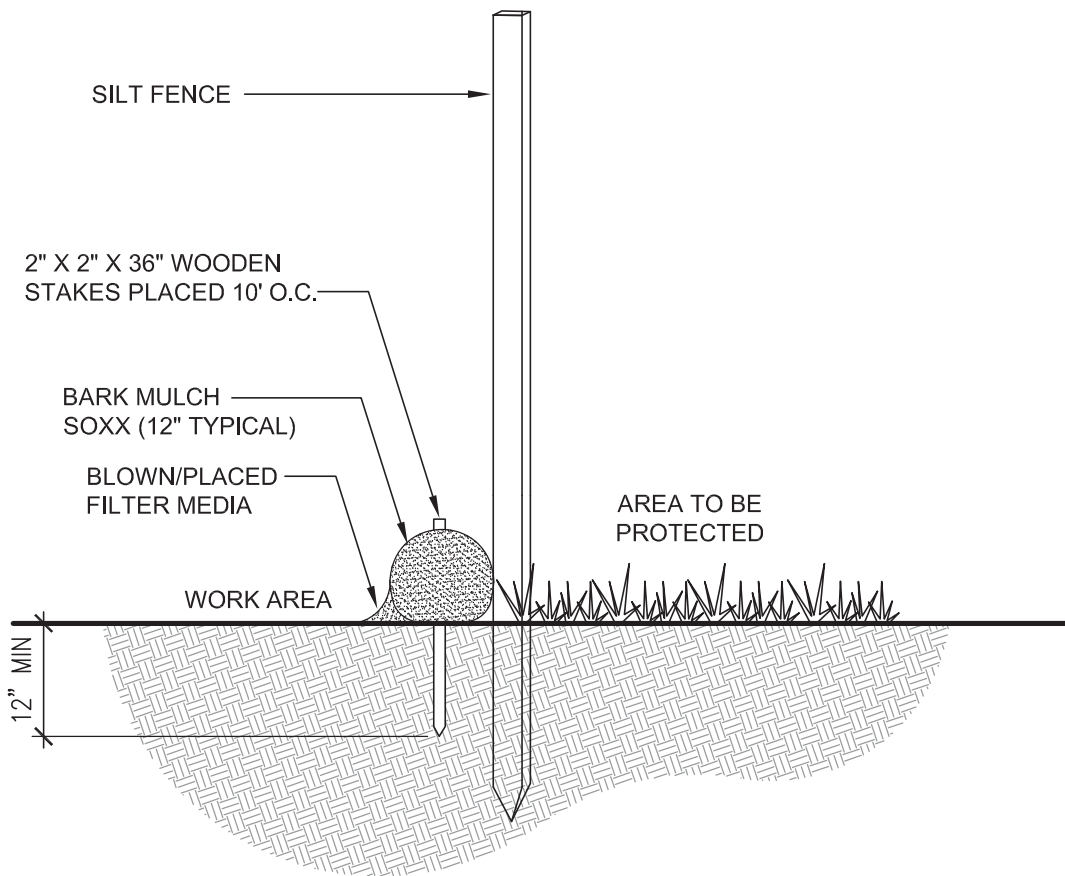
CAPE COD BERM



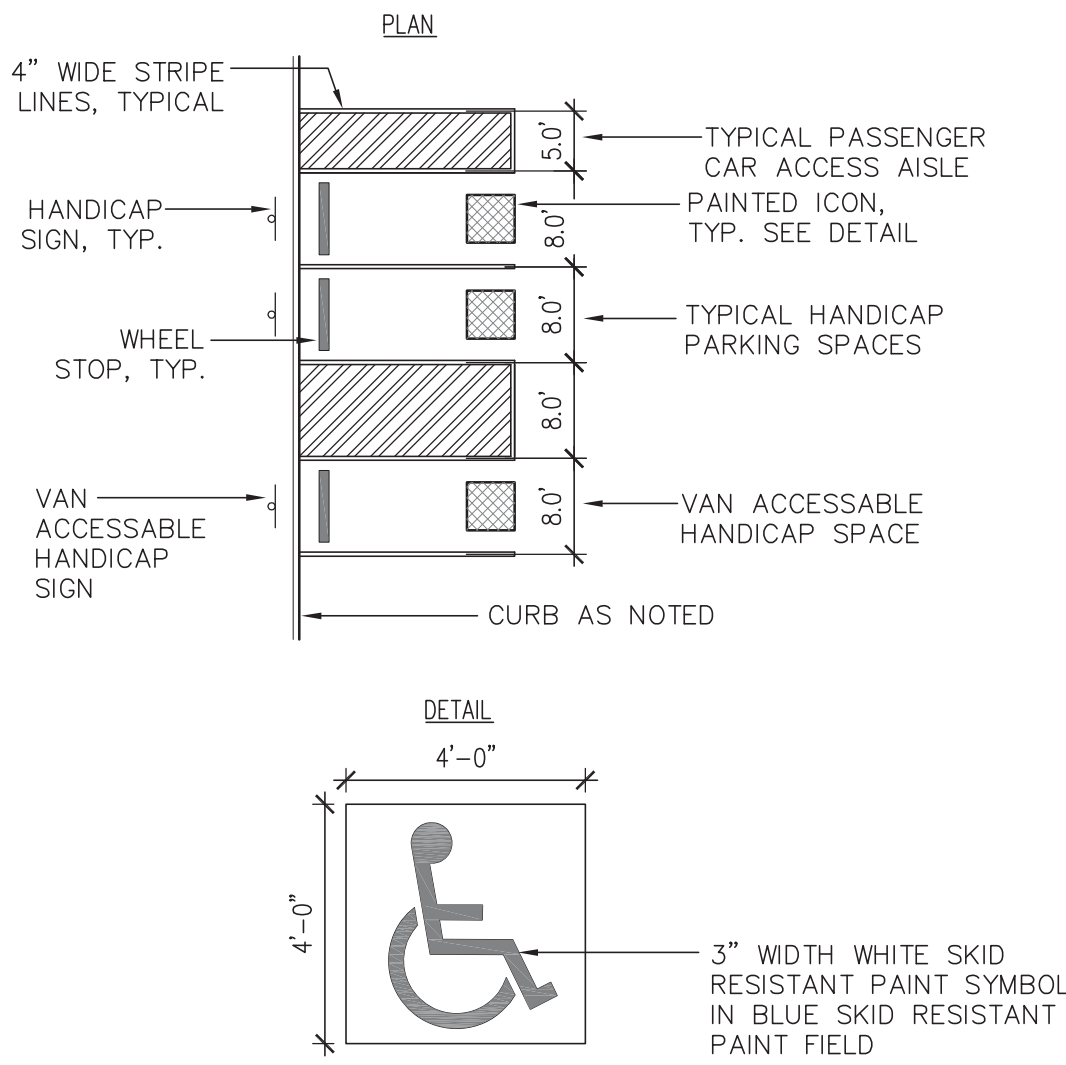
PRECAST CONCRETE PAVERS



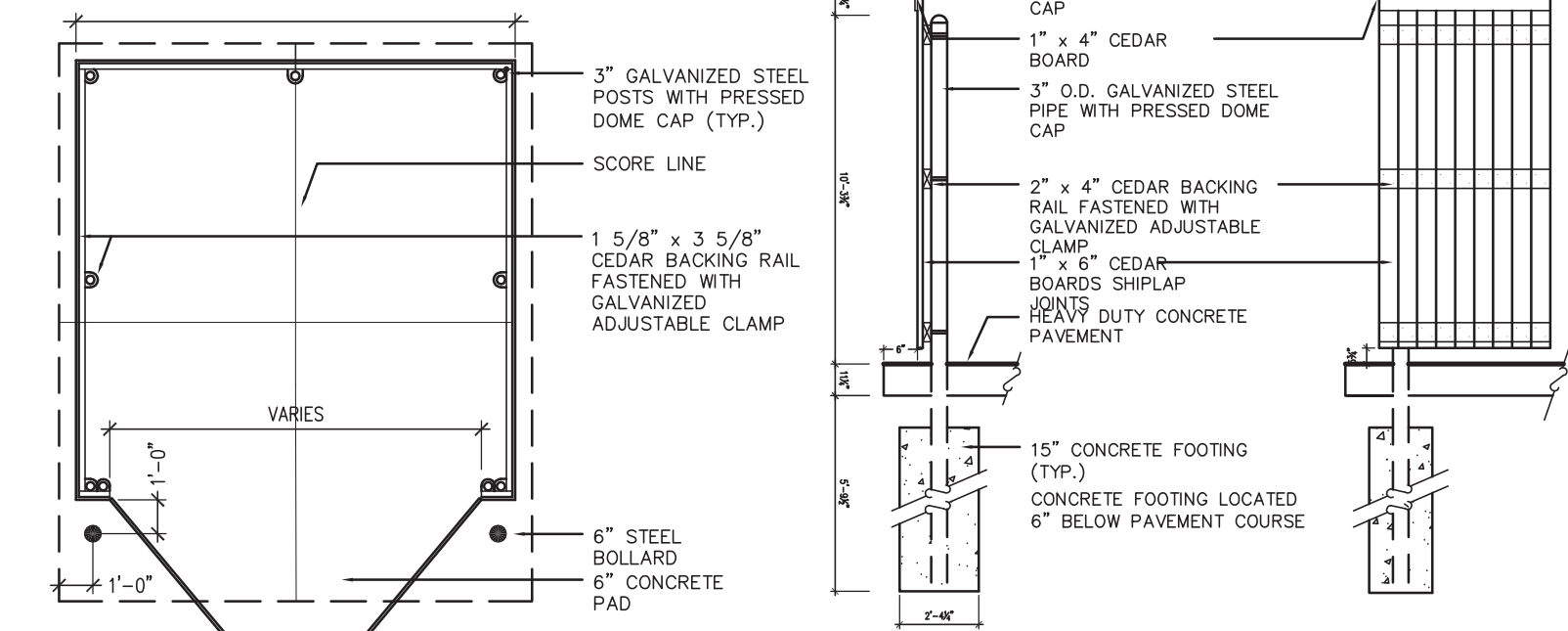
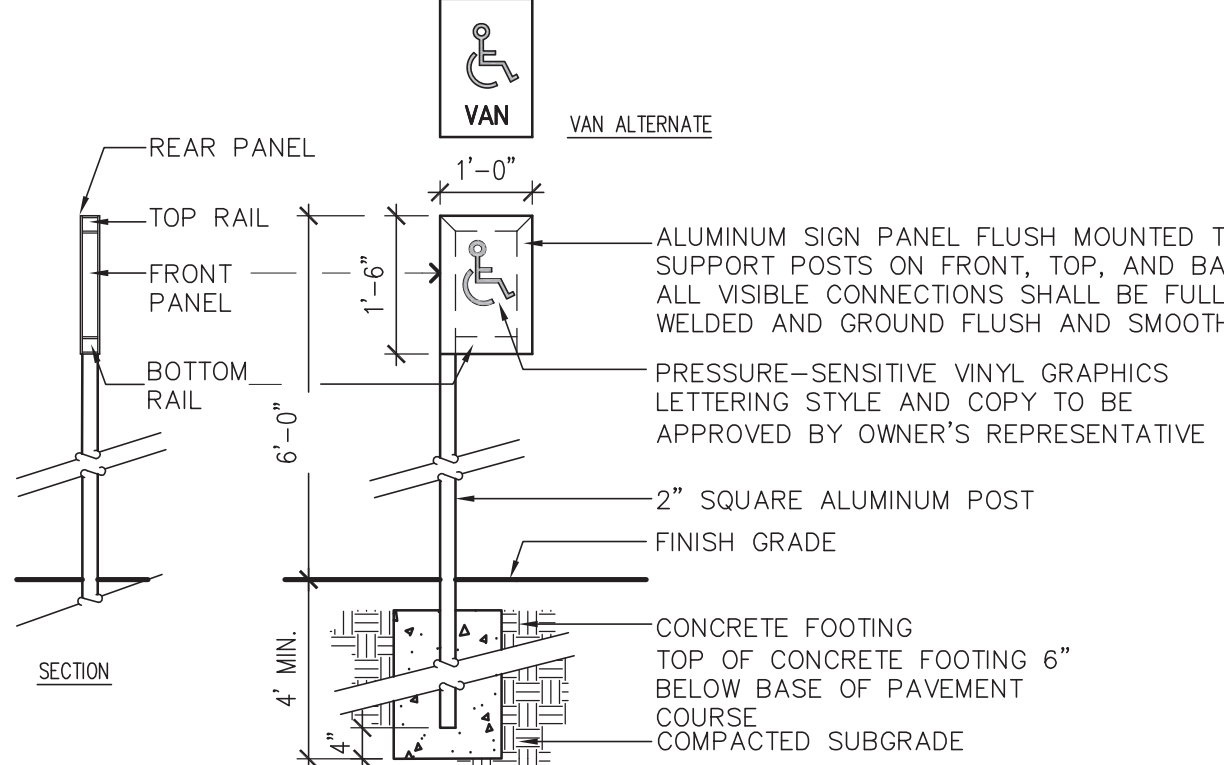
SILT SOXX

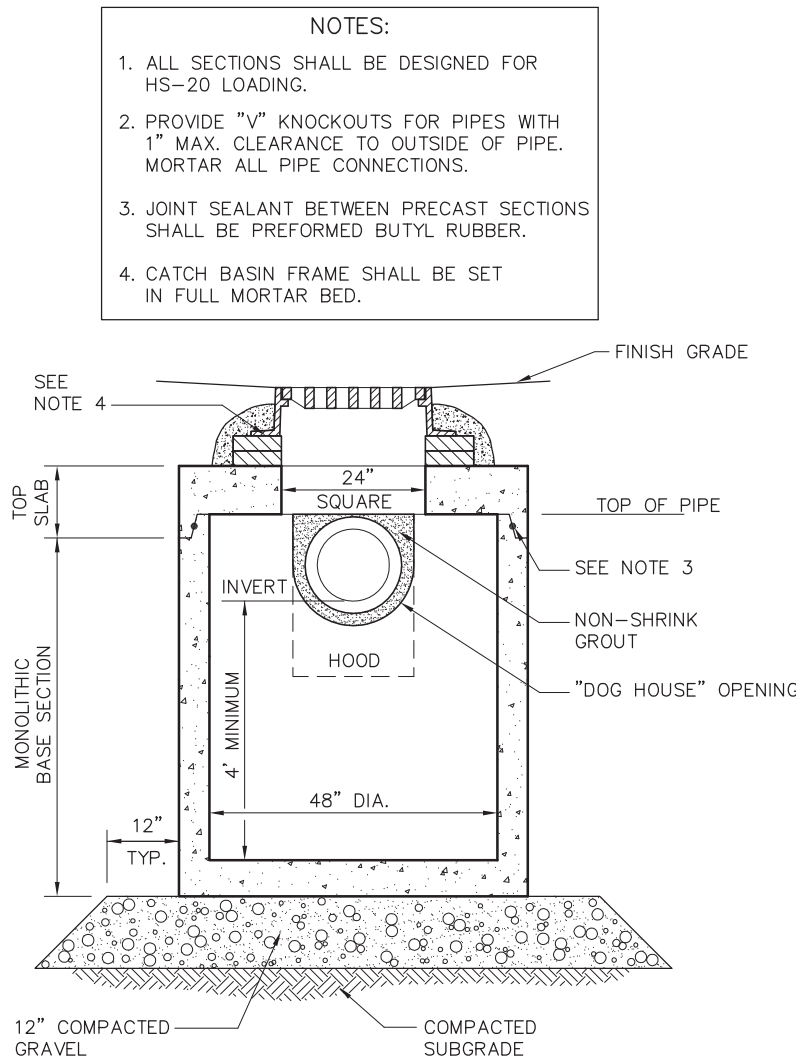


HP PARKING LAYOUT AND SIGN

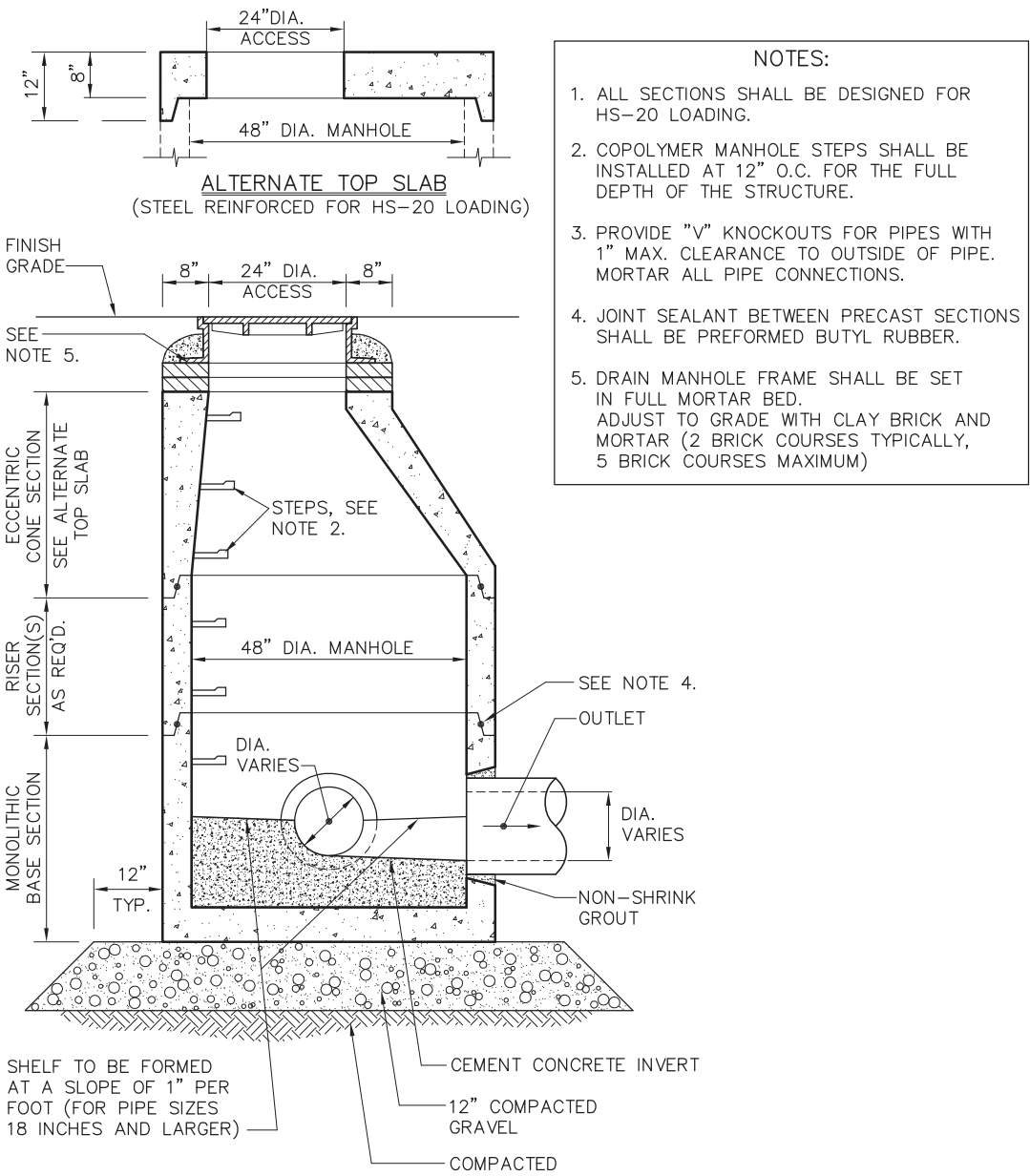


DUMPSTER PAD AND ENCLOSURE

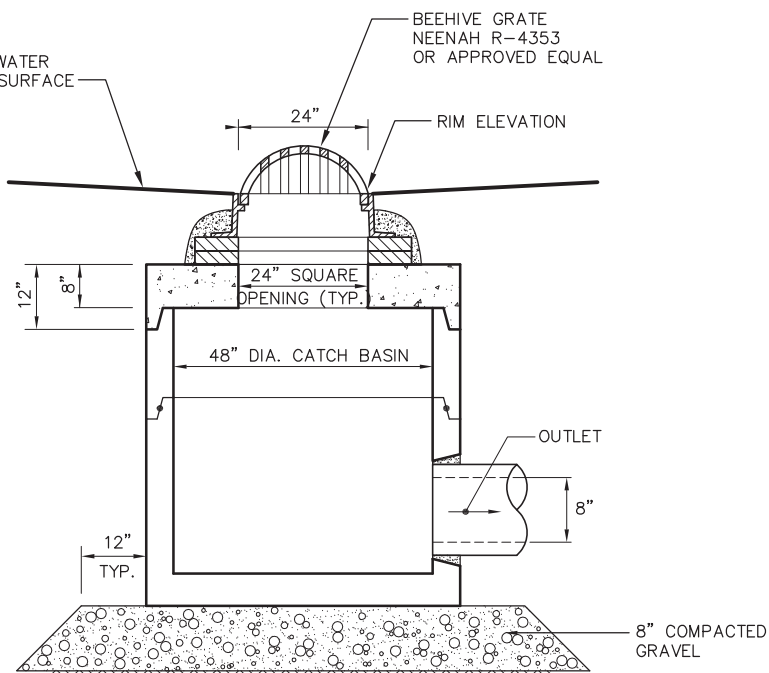




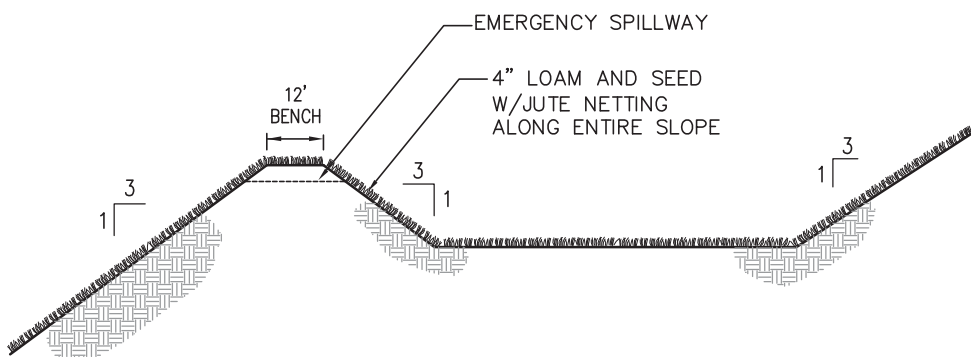
CATCH BASIN (CB)



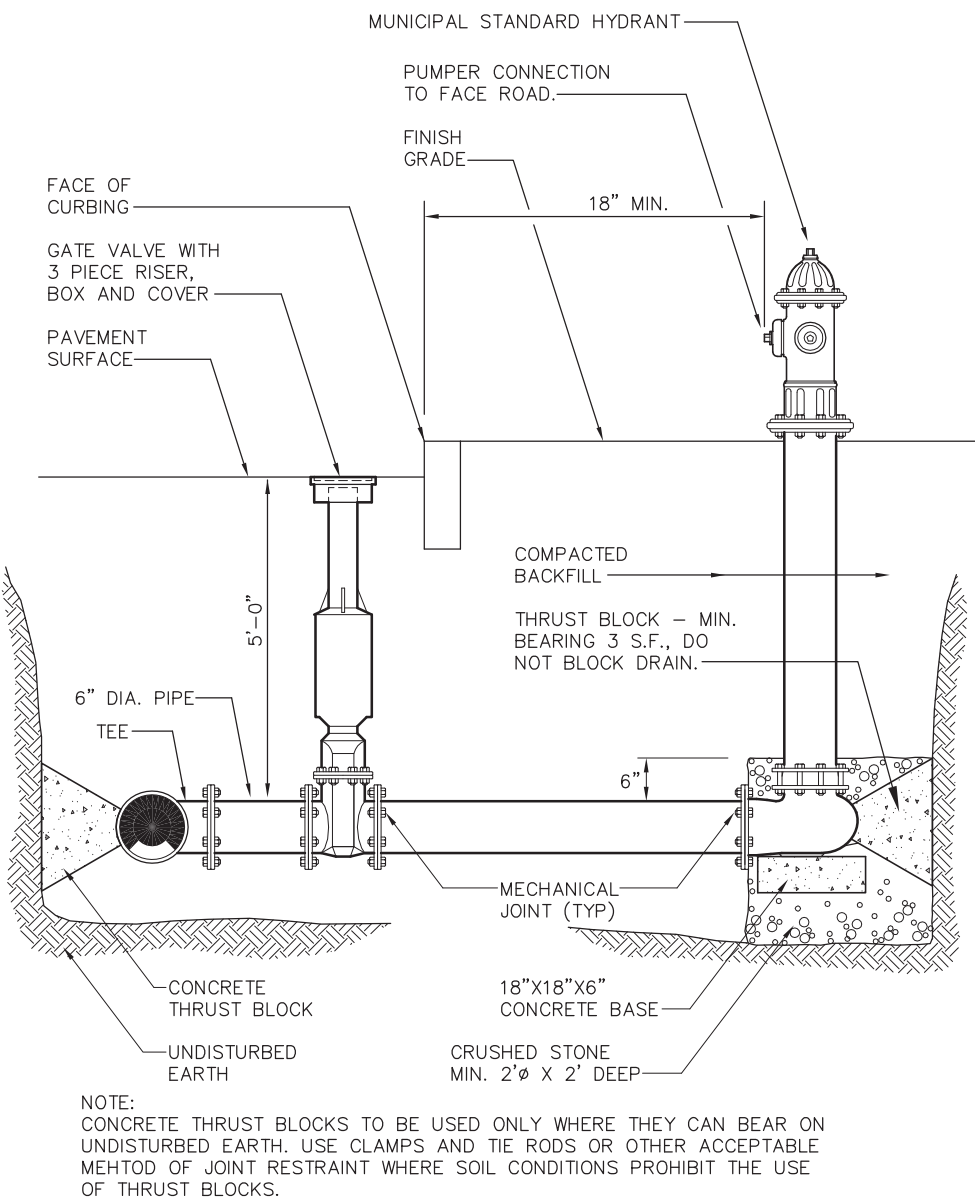
DRAIN MANHOLE (DMH)



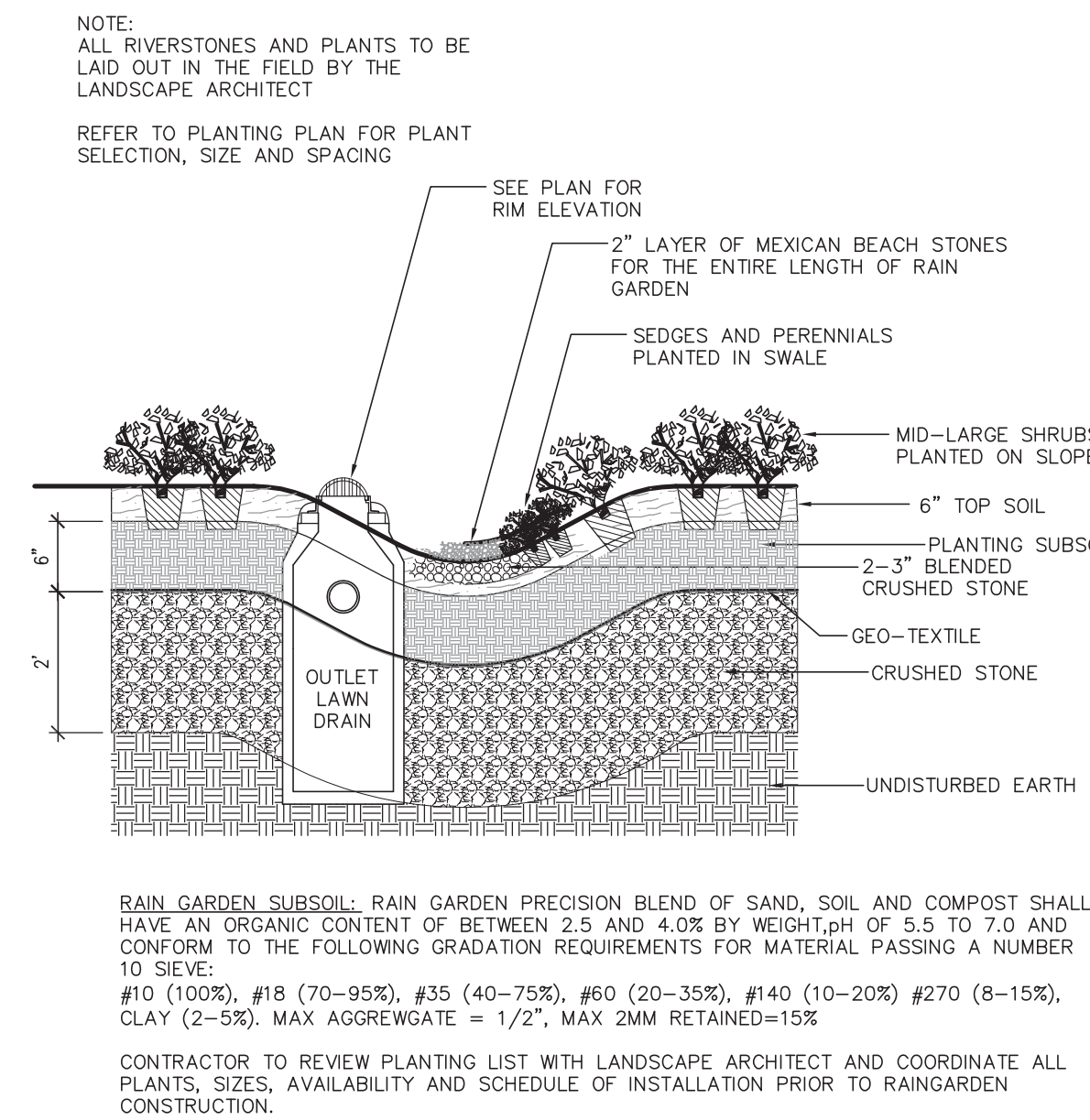
LAWN DRAIN



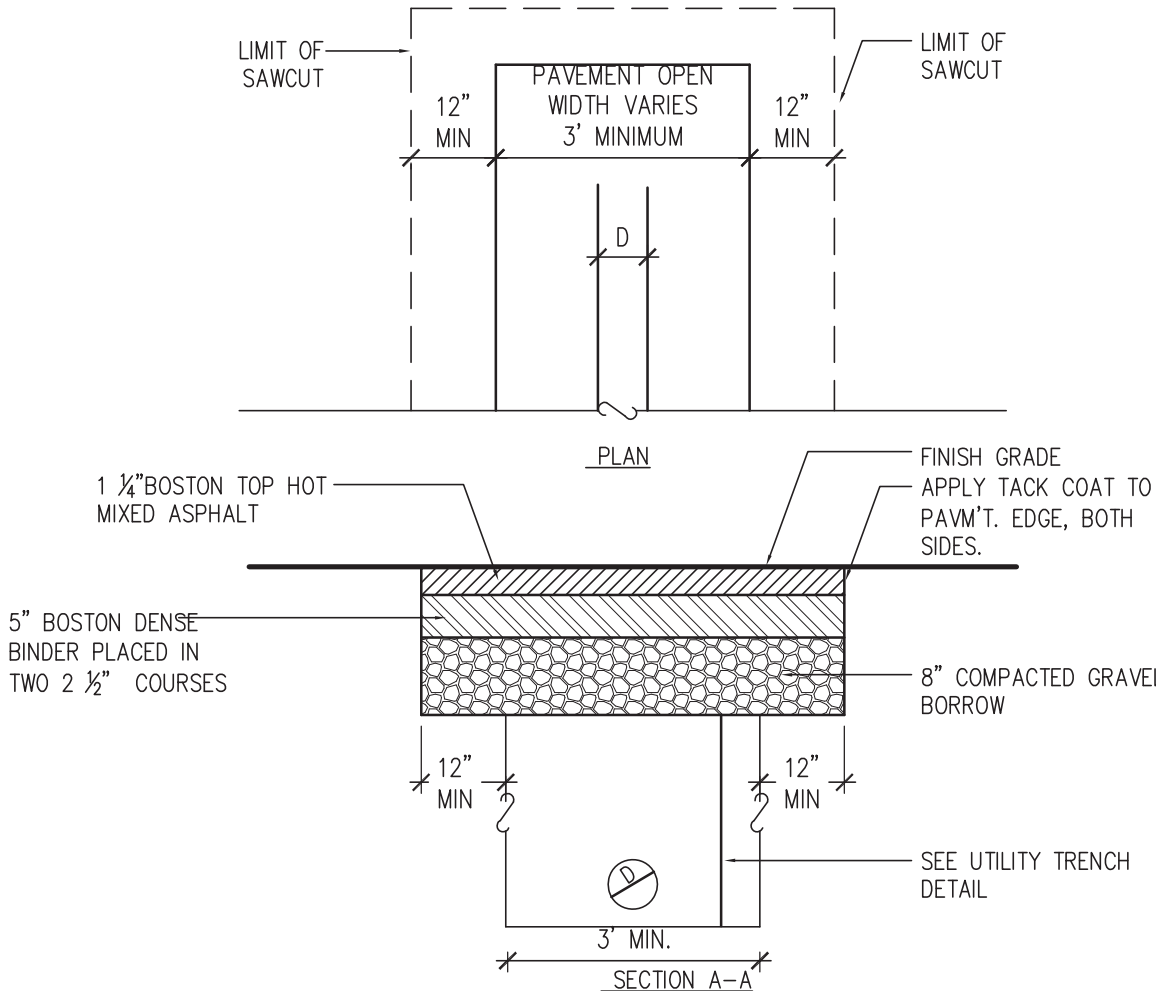
STORMWATER BASIN



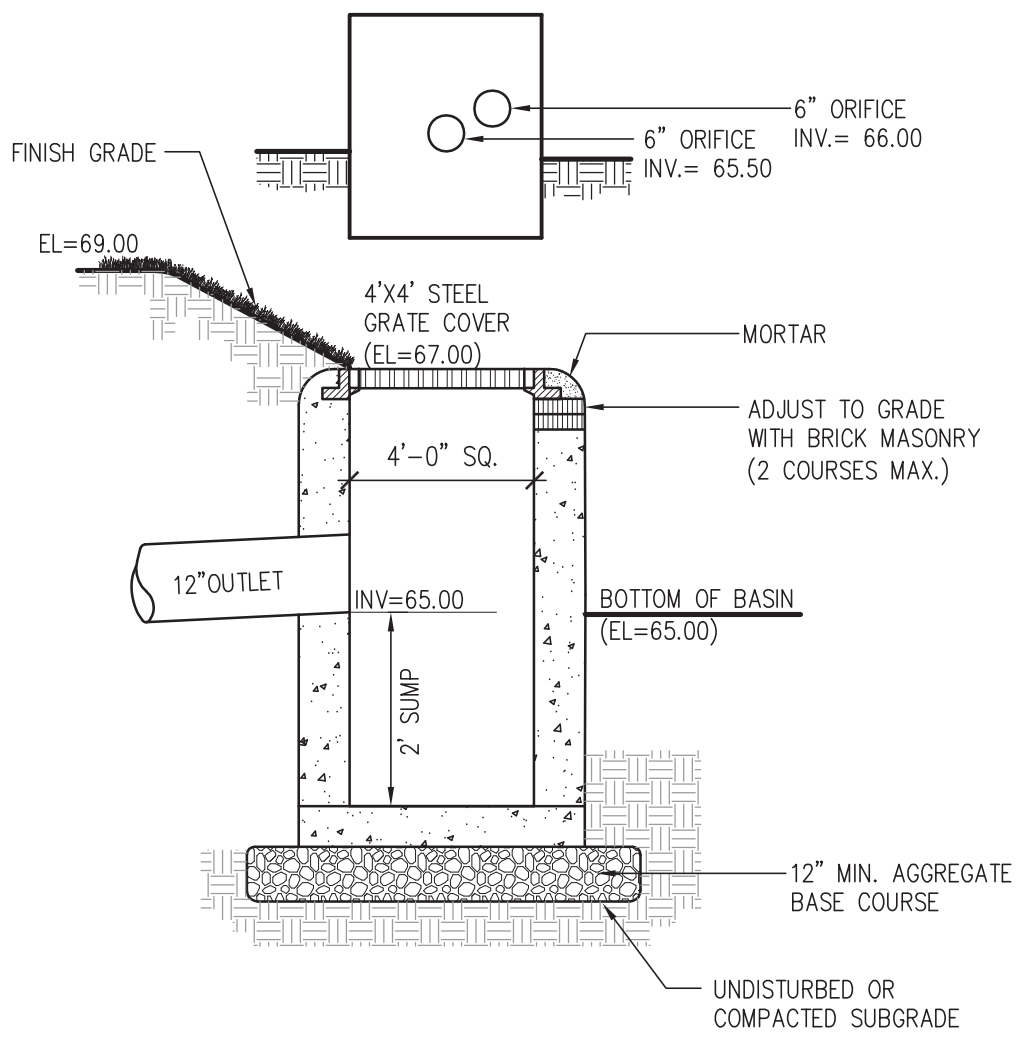
HYDRANT



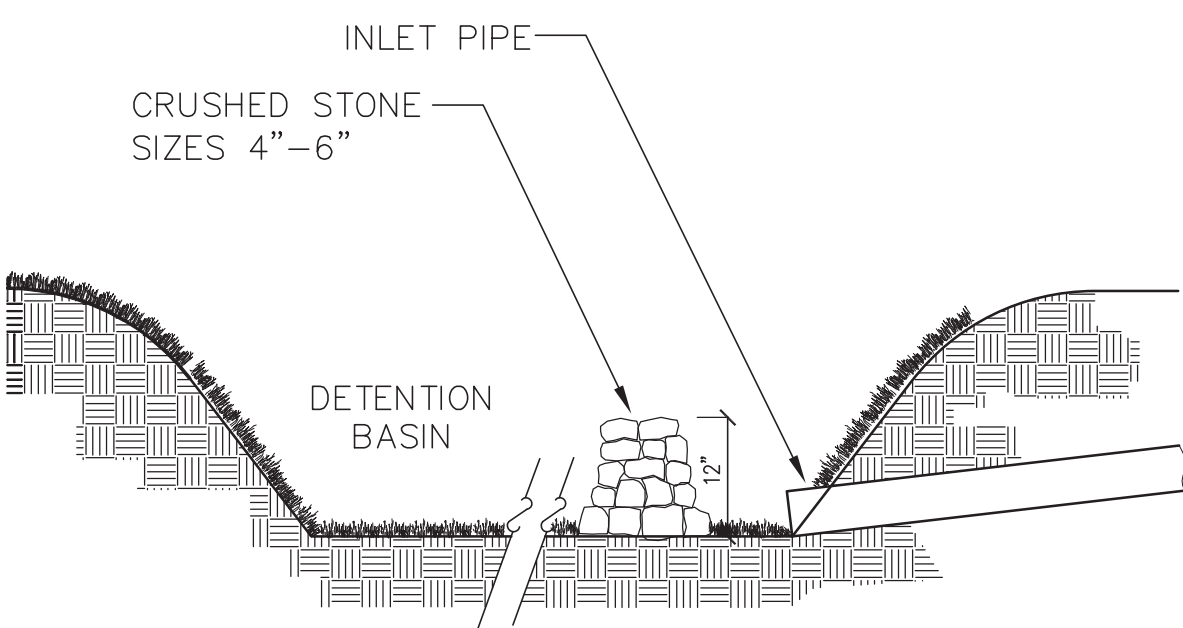
RAIN GARDEN



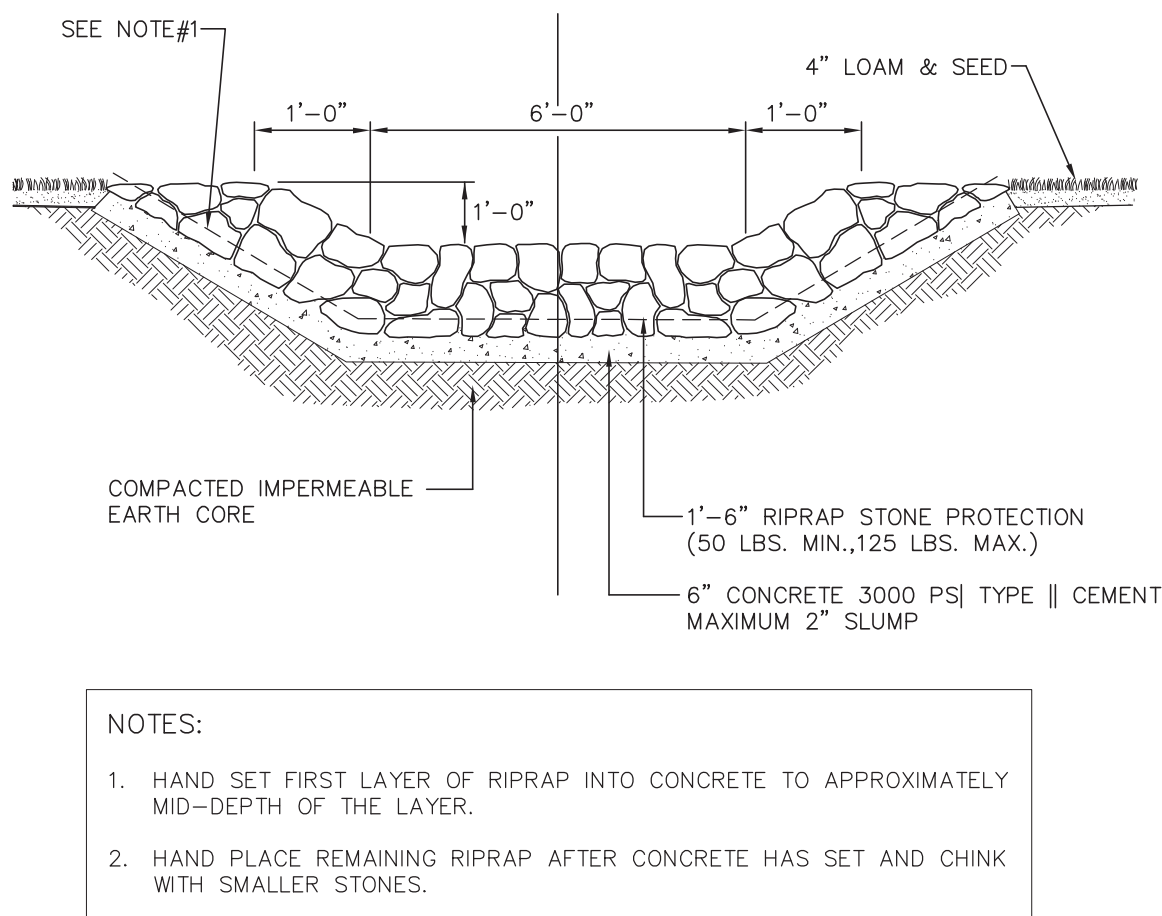
UTILITY PATCH



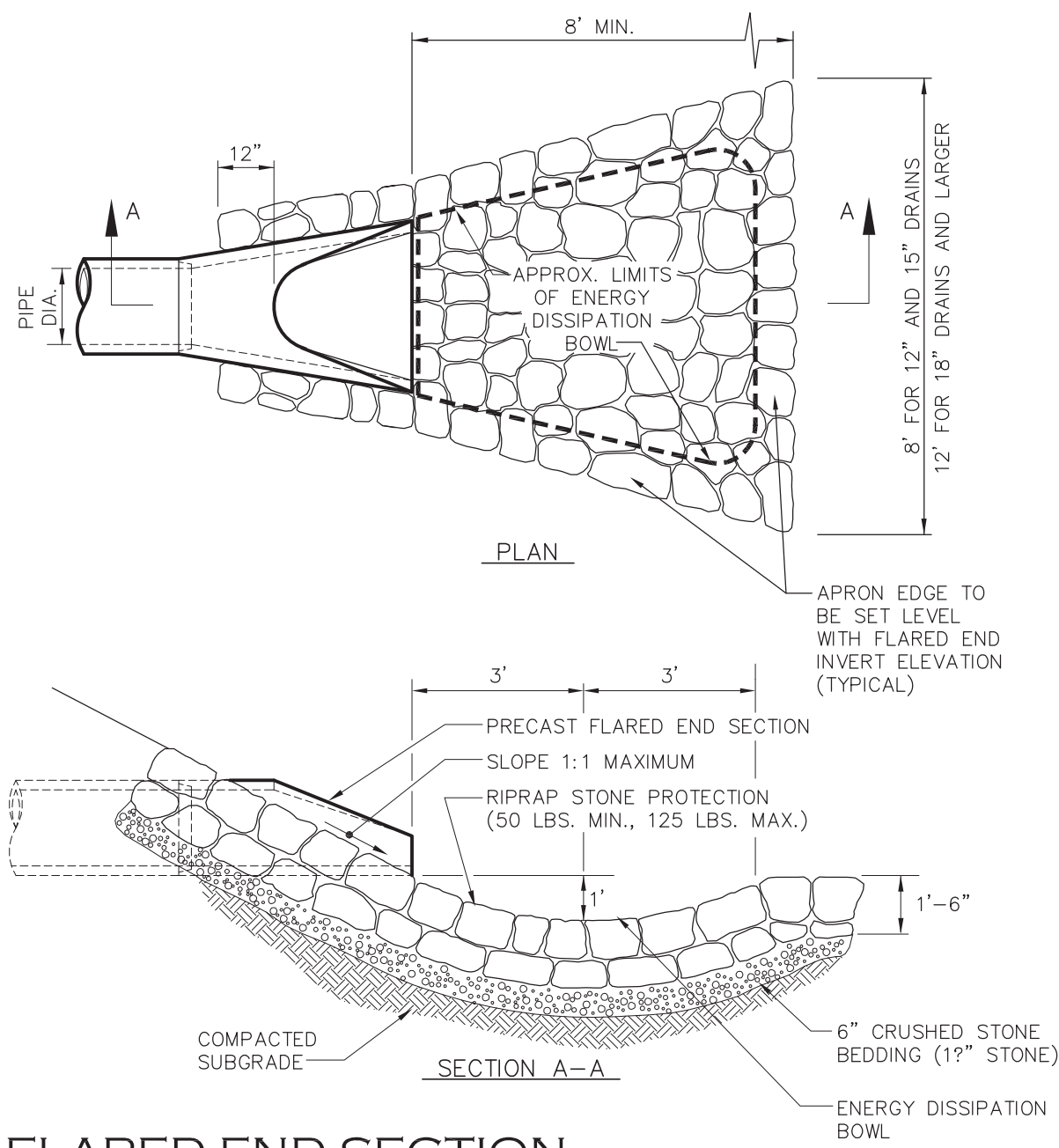
OUTLET CONTROL STRUCTURE



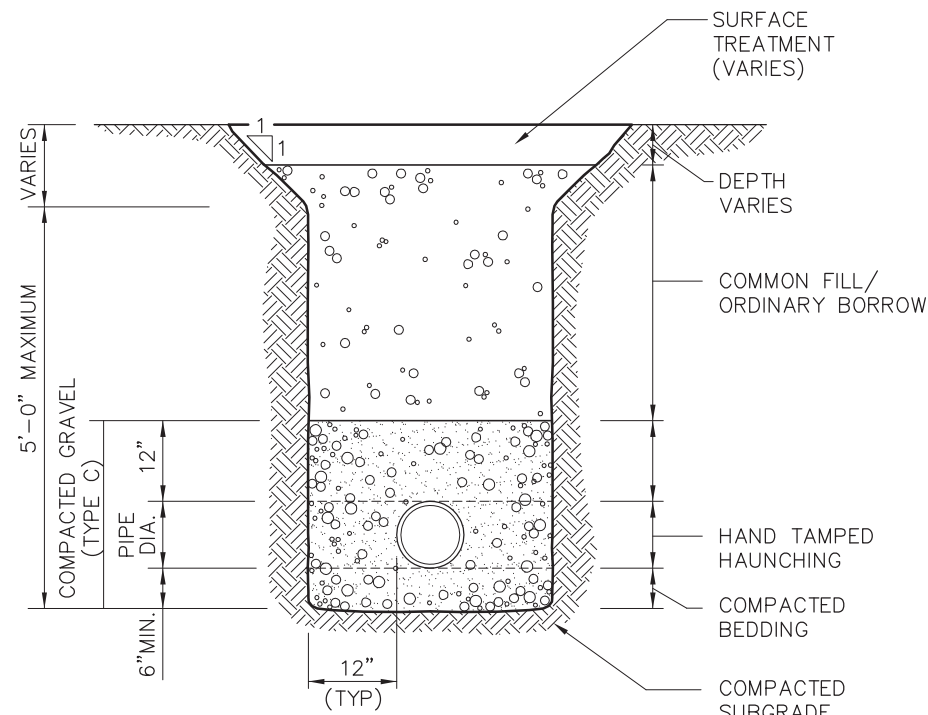
SEDIMENT FOREBAY



EMERGENCY OVERFLOW SPILLWAY



FLARED END SECTION



UTILITY TRENCH

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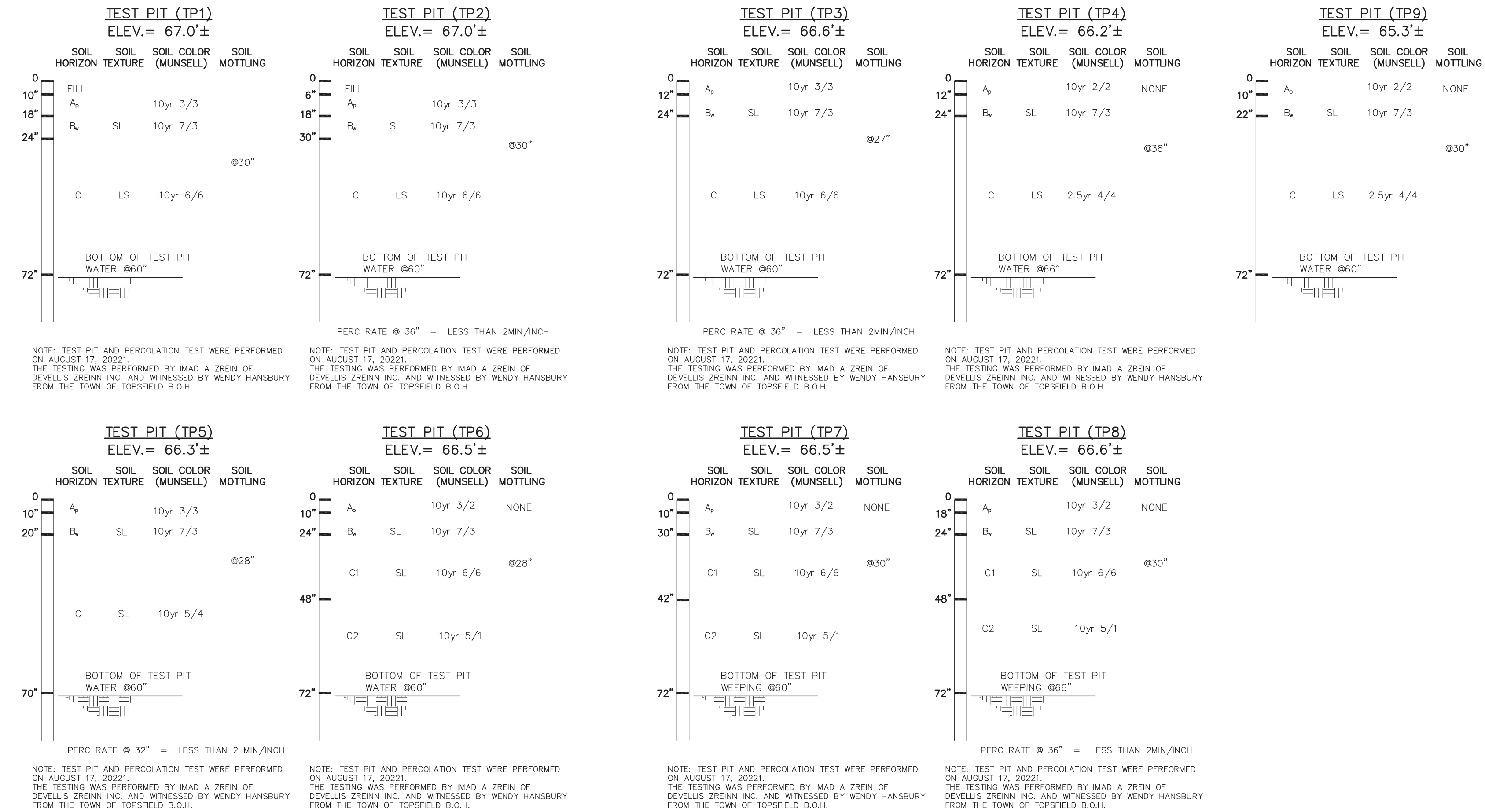
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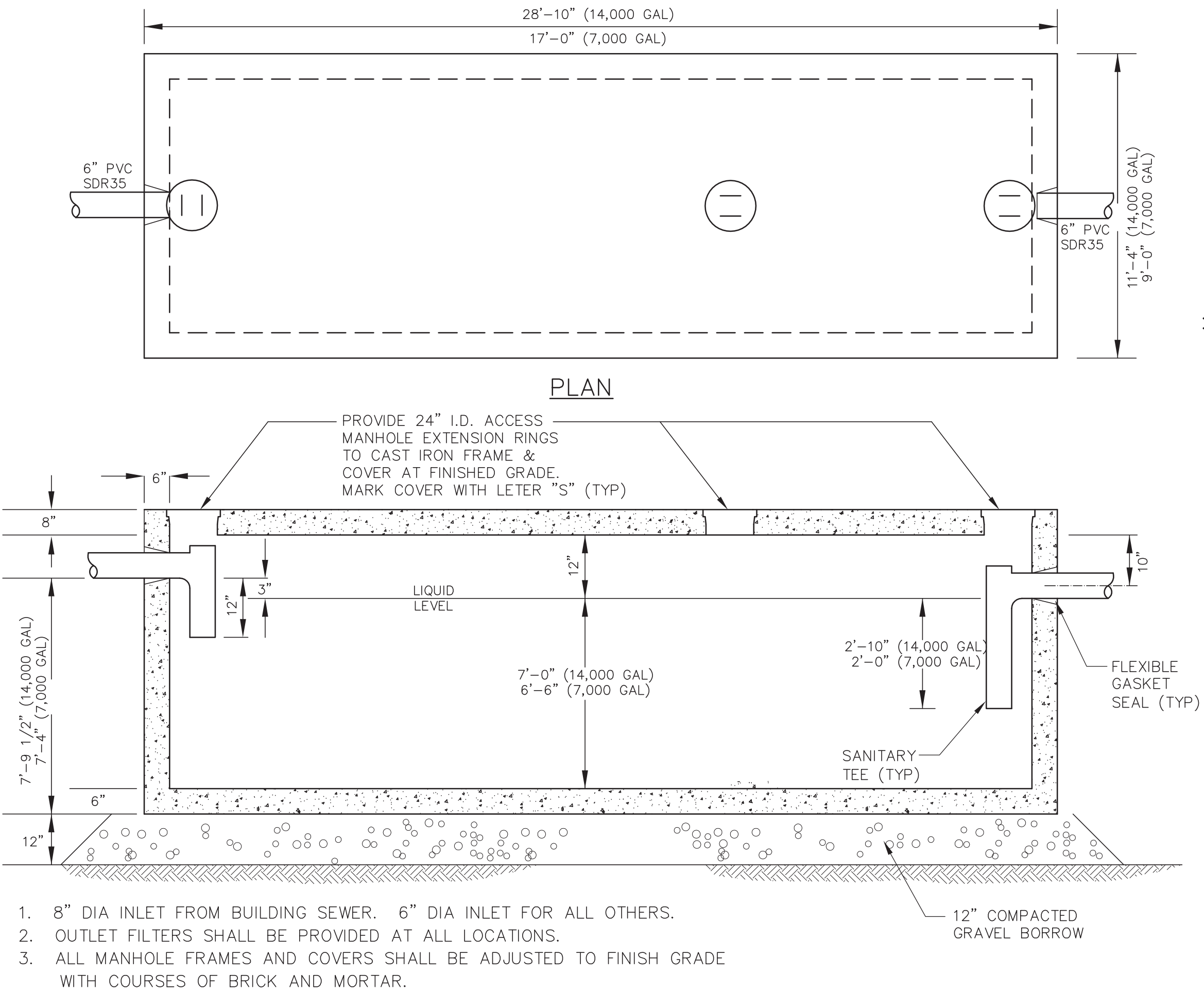
DETAIL SHEET

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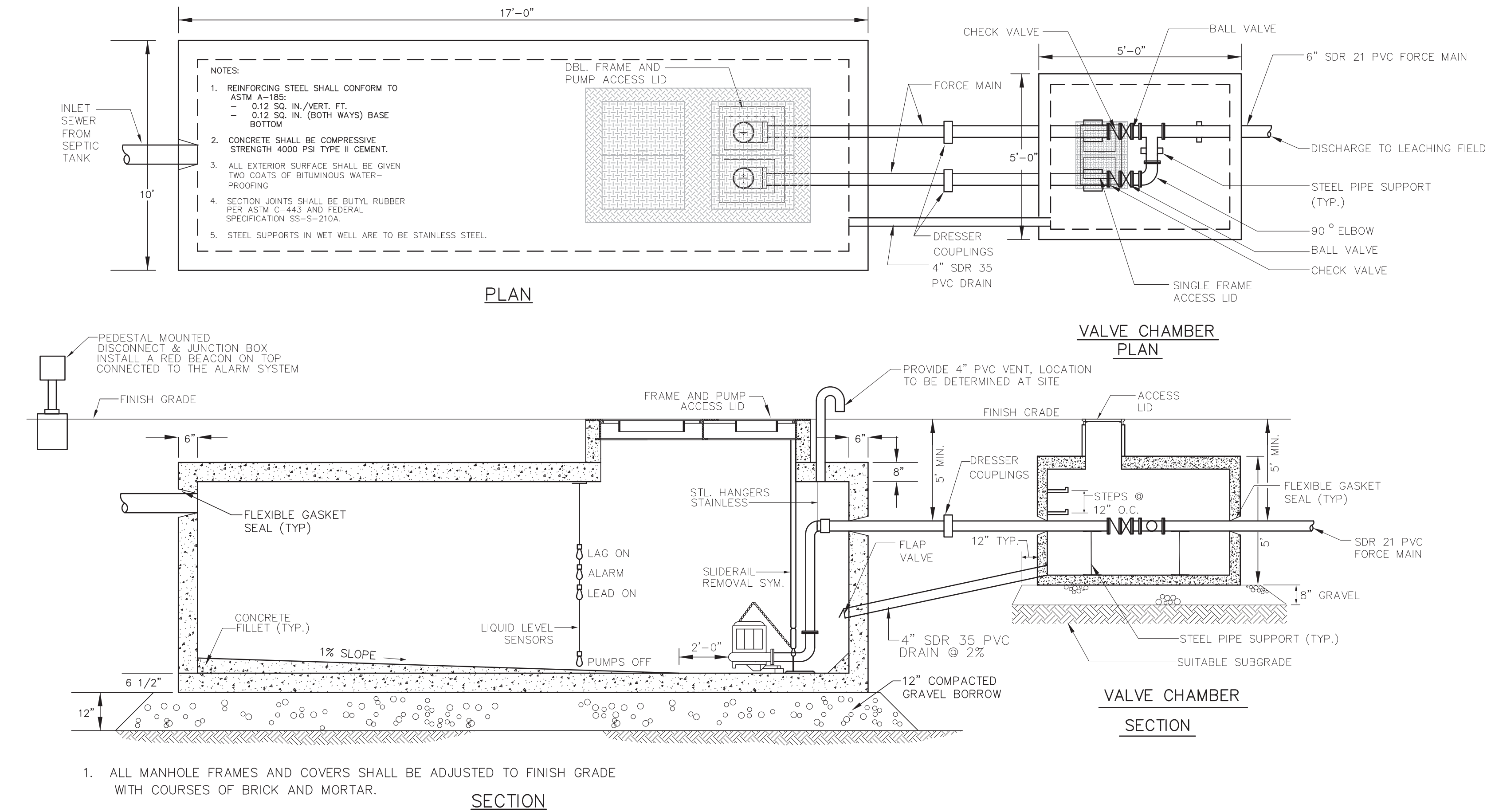
C-5



SOIL LOGS



SEPTIC TANKS



PUMP AND VALVE CHAMBERS

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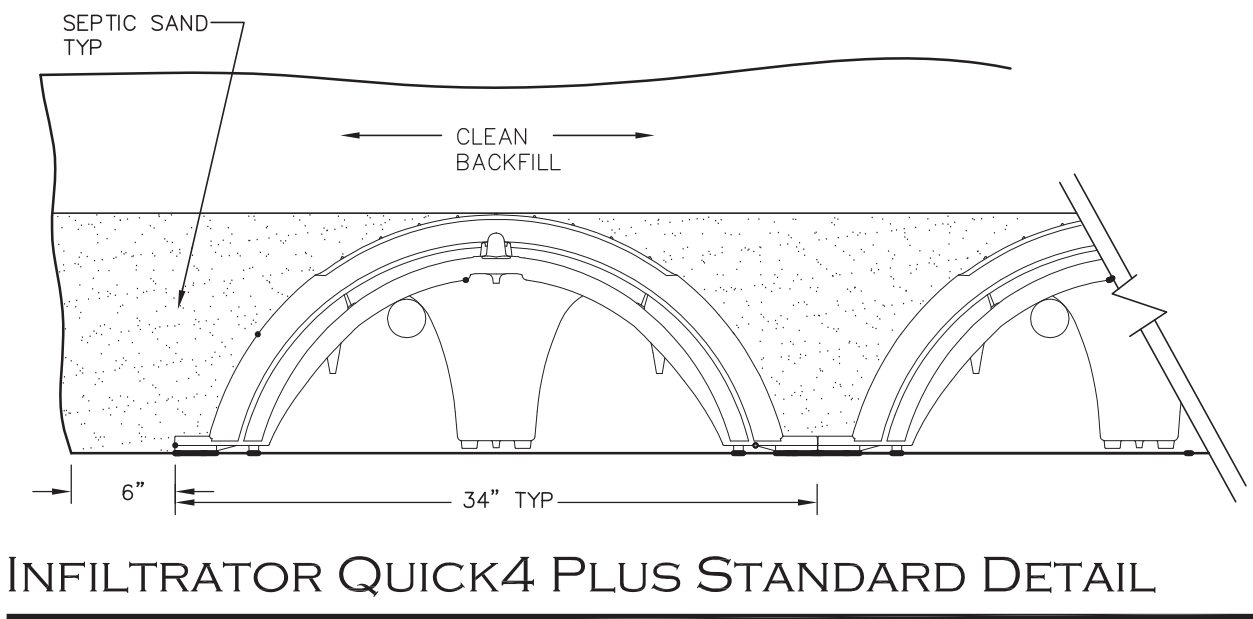
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SOIL LOGS
AND SEPTIC
DETAILS

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C-6



EMERSON
HOMES

10 HIGH STREET
TOPSFIELD, MA

LEGEND

- PROPERTY LINE
- SILT SOXX
WITH EMBEDDED SILT FENCE
- EXISTING TREE TO BE PROTECT
DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVE
- CONSTRUCTION ENTRANCE
- CATCH BASIN SILT SACK

EROSION CONTROL MEASURES

1. 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.
2. 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.
3. SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
4. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AND / OR STAFF.
5. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET TO PREVENT EROSION DURING CONSTRUCTION.
6. ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVES DIRECTION.
8. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
9. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES.

CONSTRUCTION SEQUENCE

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

SEDIMENTATION
AND EROSION
CONTROL PLAN

SCALE:	1" = 40'
JOB:	2G1S-463
FILE:	
DRAWN:	IAZ
CHECKED:	
DATE:	09.16.22

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