N/F
PAUL L. HARDING
31 PERKINS ROW
MAP 58 LOT 29
30990/566

N/F
ESTATE OF RITA CHITRO
43 PERKINS ROW
MAP 58 LOT 28
DOC. 359101

N/F
ESTATE OF RITA CHITRO
45 PERKINS ROW
MAP 58 LOT 27
DOC. 359101

N/F
ESTATE OF RITA CHITRO
53 PERKINS ROW
MAP 58 LOT 26
DOC. 359101

N/F
KEITH H. SHERWOOD
291 PERKINS ROW
MAP 58 LOT 30
27984/602

N/F
ESTATE OF RITA CHITRO
61 PERKINS ROW
MAP 58 LOT 24
DOC. 359101

N/F
MASS AUDUBON SOCIETY
87 PERKINS ROW
MAP 51 LOT 21
6199/368

PERKINS ROW
(PUBLIC-VARIABLE WIDTH)

CONC BOUND W/DRILL HOLE (FOUND)

N 45°01'46" E 556.45'

N 28°07'25" E 150.00'

S 39°16'47" W 214.16'

N 43°06'23" W 189.91'

N 43°56'01" W 94.38'

N 58°37'43" W 70.31'

S 12°15'40" W 89.17'

S 26°20'04" W 207.73'

S 23°40'57" E 372.16'

N 85°52'12" W 693.56'

100' BUFFER TO BVW

CONC BOUND W/DRILL HOLE (FOUND)

N 44°56'08" W 26.23'

TOTAL LOT AREA
356,800±S.F.
(8.2 Acres)

FEMA 100yr FLOOD PLAIN
ELEV.=36.5

CONC BOUND W/DRILL HOLE (FOUND)

100' SETBACK TO INLAND BANK (TOPSFIELD BY-LAW)

LIMIT OF BORDERING VEGETATED WETLAND (BVW)

TREE/SHRUB LINE

EDGE LAWN

FIRE PIT

EXISTING HOUSE NO. 57

WELL

WELL HOUSE

IRON PIPE (FOUND)

PAVED DRIVEWAY

EDGE OF BVW

EDGE WATER

NORMAL WATER EL.=47.8
25-YR STORM EL.=48.9
(OBSERVED 10/23/14)

POST & WIRE FENCE

WOOD FENCE

UP #1249

UP #1250

UP #1347

CB RIM=50.87

CB RIM=50.82

OHW

APPROXIMATE 200' RIVERFRONT AREA
(1.0± ACRES WITHIN PARCEL BOUNDARY)
(WETLANDS PROTECTION ACT)

200'

FLOW

IPSWICH RIVER

(FROM TOPSFIELD GIS)

APPROXIMATE BANK-FULL RIVER CHANNEL COMPILED FROM TOPSFIELD GIS RECORDS

MEAN ANNUAL HIGH WATER (TOPSFIELD BY-LAW)

100' BUFFER TO BVW

100' SETBACK TO INLAND BANK (TOPSFIELD BY-LAW)

200' RIVERFRONT AREA
(3.3± ACRES WITHIN THE PARCEL BOUNDARY)
(TOPSFIELD BY-LAW)

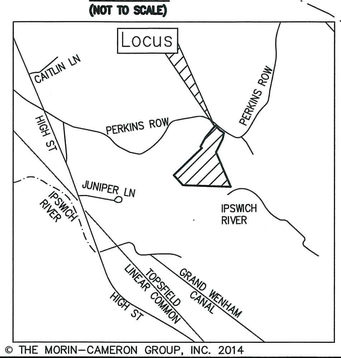
TRIPLE 12",12",10" TREE

TRIPLE 6",7",6" TREE

TRIPLE 3" TREE

NAD83

VICINITY MAP
(NOT TO SCALE)



NOTES:

1.) ELEVATIONS BASED ON NAVD88.
2.) TOPOGRAPHIC FEATURES AND LOCATIONS ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP SEPTEMBER OF 2014.
3.) WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL CONSULTING AND LOCATED BY THE MORIN-CAMERON GROUP.
4.) MEAN ANNUAL HIGH WATER DETERMINED IN FIELD BY OBSERVATIONS OF STAINING ON TREES AS DETERMINED BY DEROSA ENVIRONMENTAL CONSULTING.
5.) IPSWICH RIVER LOCATION TAKEN FROM THE TOWN OF TOPSFIELD GIS MAP.
6.) PROPERTY LINE INFORMATION COMPILED FROM VARIOUS PLANS AND DEEDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
7.) WETLAND RESOURCE AREAS WITHIN THE SURVEYED PREMISES INCLUDE THE FOLLOWING:
- -LIMIT OF MEAN HIGH WATER
- -APPROXIMATE BANK FULL RIVER CHANNEL
- -WETLAND FLAG NUMBERS A3 TO A20, B5 TO B13 AND C1 TO C10

*ALL OTHER WETLAND RESOURCE AREAS DEPICTED OUTSIDE THE PREMISES AND ILLUSTRATED HERON ARE TO DETERMINE THE EXTENT OF JURISDICTIONAL BUFFER ZONE IMPACTS ON THE SUBJECT PREMISE ONLY.

8.) THIS PLAN HAS BEEN PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION. 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.

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PROJ. #3274
DRAWING: BASE-R1

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COMMONWEALTH OF MASSACHUSETTS
SCOTT P. CAMERON
No. 47761
REGISTERED PROFESSIONAL ENGINEER

SURVEY BY: DY/RR
DRAFTED BY: P.A.Y/S.P.C.
CHECKED BY: S.P.C.
APPROVED BY: S.P.C.
SCALE: 1"=40'
DATE: DECEMBER 1, 2014

NO.	DESCRIPTION	DATE
1	Wetland Flags-Topo	4-30-2015

PLAN TO ACCOMPANY ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS
PREPARED FOR:
NEW MEADOWS DEVELOPMENT, LLC.

ANRAD

DRAWING NO. 1 OF 1