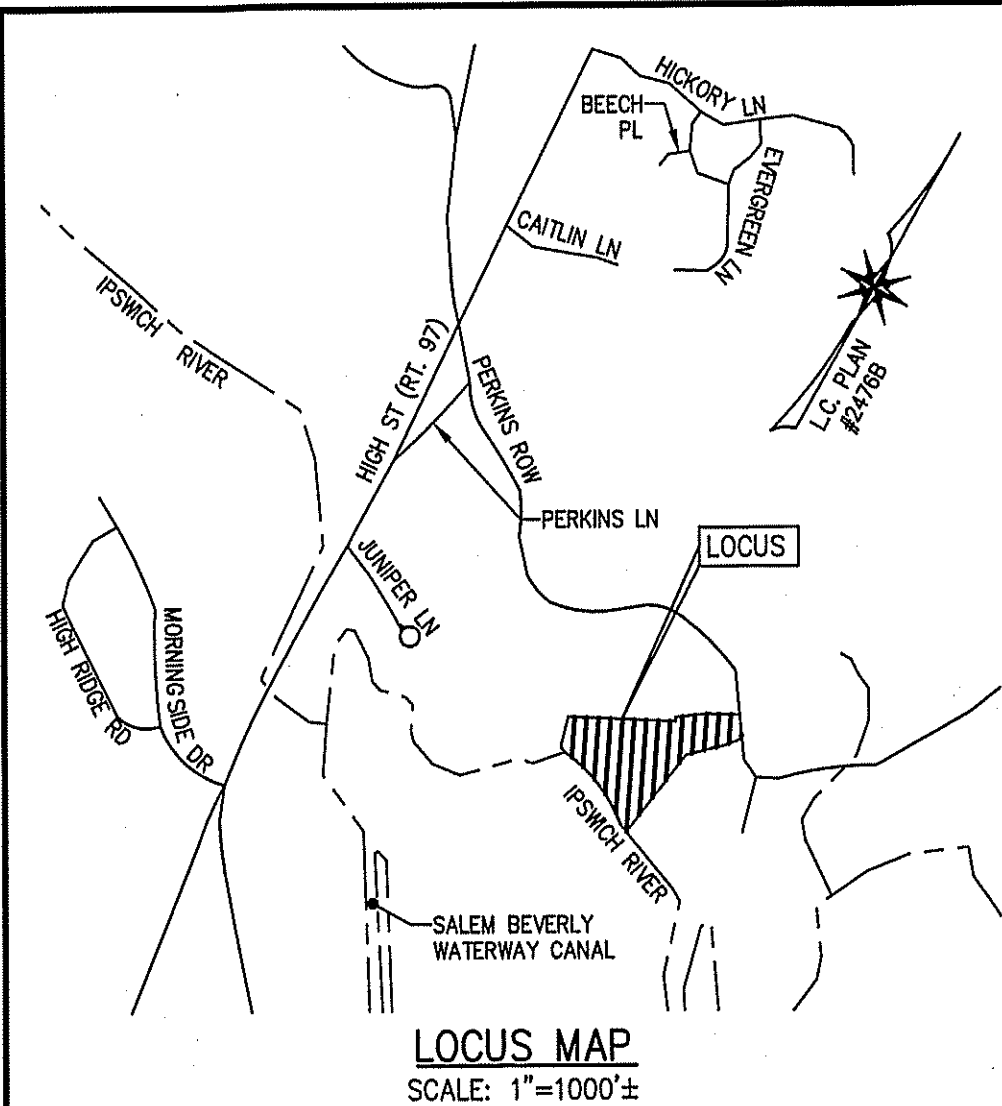
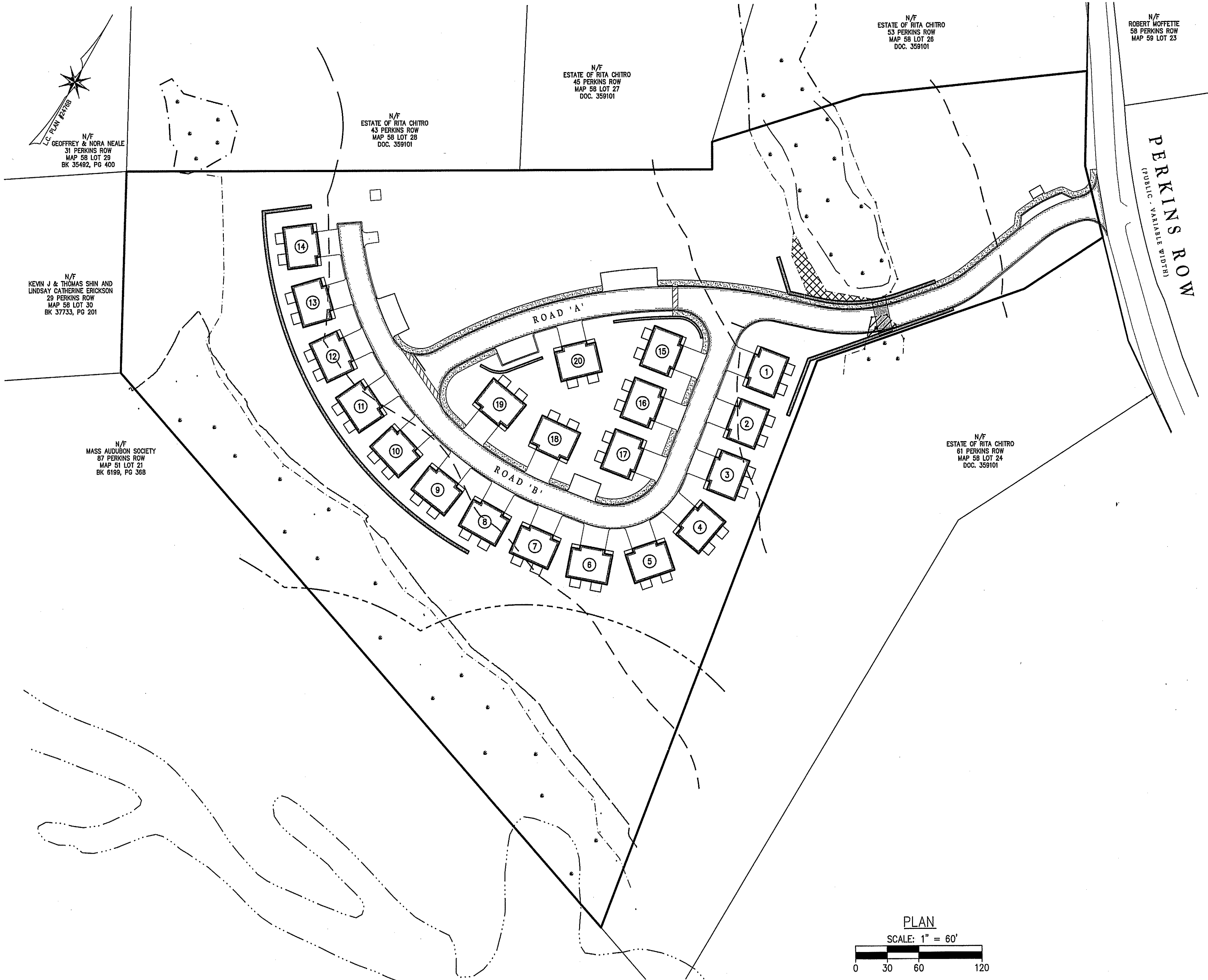


# COMPREHENSIVE PERMIT PLANS

## PERKINS LANDING 57 PERKINS ROW TOPSFIELD, MASSACHUSETTS (ASSESSOR'S MAP 58, LOT 25)

SCHEDULE OF PLAN SET DRAWINGS:

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 DEMOLITION & EROSION CONTROL PLAN
- SHEET 4 SITE LAYOUT PLAN
- SHEET 5 GRADING & DRAINAGE PLAN
- SHEET 6 UTILITY PLAN
- SHEET 7 ROAD A PROFILE
- SHEET 8 ROAD B PROFILE
- SHEET 9 WATER MAIN EXTENSION PLAN & PROFILE
- SHEET 10 SOIL LOGS
- SHEET 11 CONSTRUCTION DETAILS
- SHEET 12 CONSTRUCTION DETAILS
- SHEET 13 CONSTRUCTION DETAILS
- SHEET 14 CONSTRUCTION DETAILS

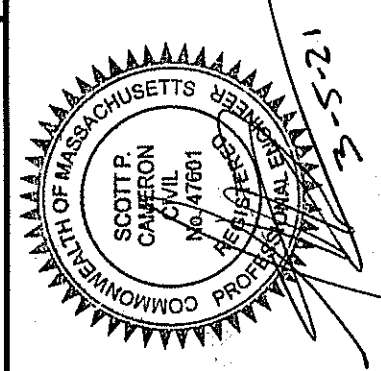


**APPLICANT:**  
PERKINS LANDING, LLC  
383 MAIN STREET  
MEDFIELD, MA 02052

**RECORD OWNER:**  
PERKINS LANDING LLC  
383 MAIN STREET  
MEDFIELD, MA 02052  
ASSESSORS MAP 58, LOT 25  
LAND COURT DOC. #600425

**CIVIL ENGINEER/SURVEYOR:**  
THE MORIN-CAMERON GROUP, INC.  
66 ELM STREET  
DANVERS, MA 01923  
PHONE: 978-777-8586

**The Morin-Cameron GROUP, INC.**  
CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS, LAND USE PLANNERS  
66 ELM STREET, DANVERS, MASSACHUSETTS 01923  
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SCALE: AS NOTED
DATE: MARCH 5, 2021

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NO.	DESCRIPTION

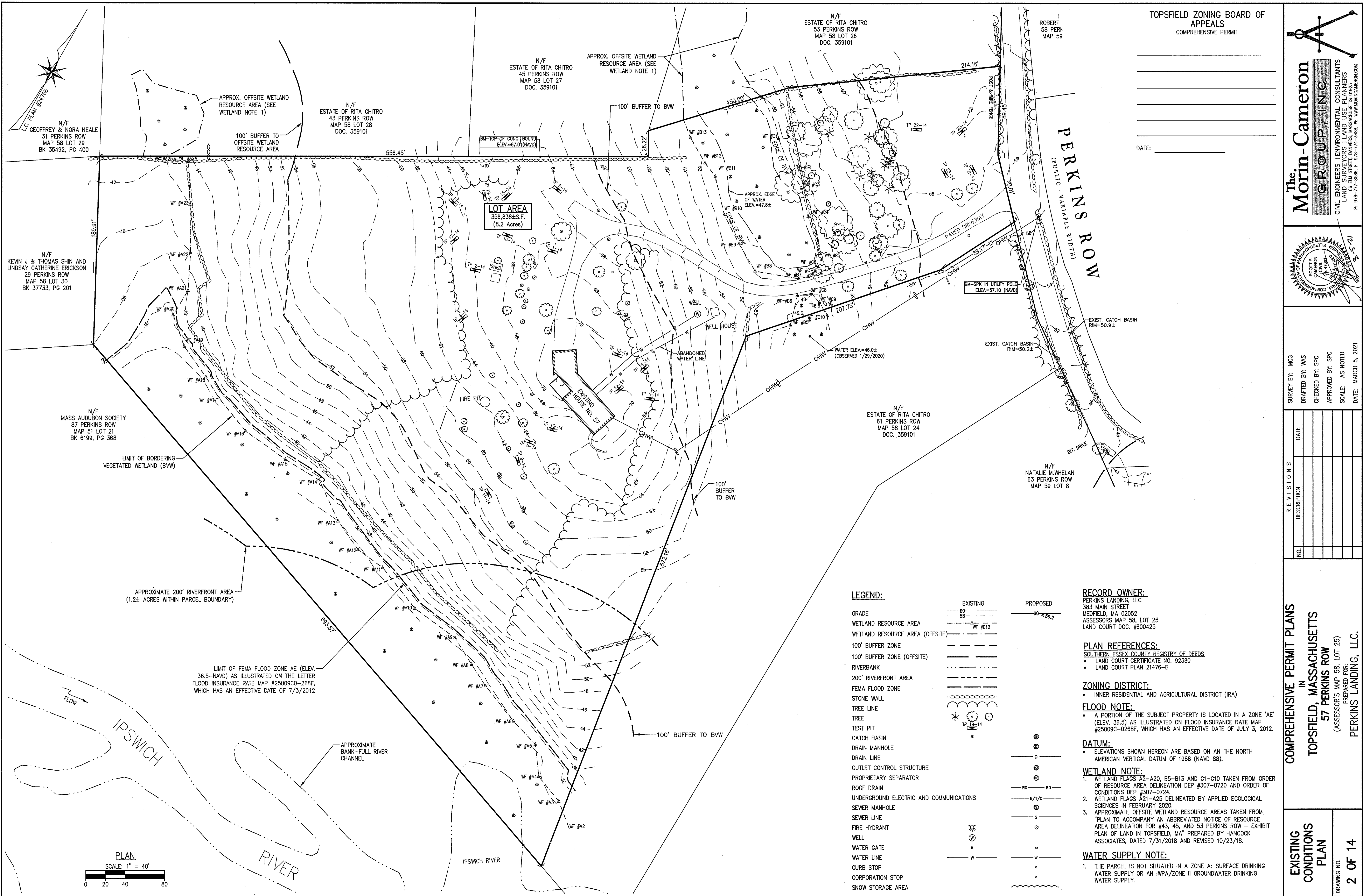
COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

COVER SHEET  
DRAWING NO.  
1 OF 14

**GENERAL NOTE:**  
THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS, 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.

TOPSFIELD ZONING BOARD OF APPEALS  
COMPREHENSIVE PERMIT

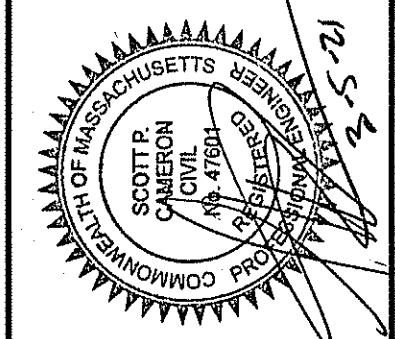
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DATE: \_\_\_\_\_



TOPSFIELD ZONING BOARD OF  
APPEALS  
COMPREHENSIVE PERMIT

DATE: \_\_\_\_\_

**The Morin-Cameron GROUP, INC.**  
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REVISIONS	
NO.	DESCRIPTION

COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

EXISTING  
CONDITIONS  
PLAN  
2 OF 14

**LEGEND:**

	EXISTING	PROPOSED
GRADE	60'-68'	60'-59.2'
WETLAND RESOURCE AREA	WF #B12	
WETLAND RESOURCE AREA (OFFSITE)		
100' BUFFER ZONE		
100' BUFFER ZONE (OFFSITE)		
RIVERBANK		
200' RIVERFRONT AREA		
FEMA FLOOD ZONE		
STONE WALL		
TREE LINE		
TREE		
TEST PIT		
CATCH BASIN		
DRAIN MANHOLE		
DRAIN LINE		
OUTLET CONTROL STRUCTURE		
PROPRIETARY SEPARATOR		
ROOF DRAIN		
UNDERGROUND ELECTRIC AND COMMUNICATIONS		
SEWER MANHOLE		
SEWER LINE		
FIRE HYDRANT		
WELL		
WATER GATE		
WATER LINE		
CURB STOP		
CORPORATION STOP		
SNOW STORAGE AREA		

**RECORD OWNER:**

PERKINS LANDING, LLC  
383 MAIN STREET  
MEDFORD, MA 02052  
ASSESSOR'S MAP 58, LOT 25  
LAND COURT DOC. #000425

**PLAN REFERENCES:**

- SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS
- LAND COURT CERTIFICATE NO. 92380
- LAND COURT PLAN 21476-B

**ZONING DISTRICT:**

- INNER RESIDENTIAL AND AGRICULTURAL DISTRICT (IRA)

**FLOOD NOTE:**

- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE 'AE' (ELEV. 36.5) AS ILLUSTRATED ON FLOOD INSURANCE RATE MAP #25009C-0268F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

**DATUM:**

- ELEVATIONS SHOWN HEREON ARE BASED ON AN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**WETLAND NOTE:**

- WETLAND FLAGS A2-A20, B5-B13 AND C1-C10 TAKEN FROM ORDER OF RESOURCE AREA DELINEATION DEP #307-0720 AND ORDER OF CONDITIONS DEP #307-0724.
- WETLAND FLAGS A21-A25 DELINEATED BY APPLIED ECOLOGICAL SCIENCES IN FEBRUARY 2020.
- APPROXIMATE OFFSITE WETLAND RESOURCE AREAS TAKEN FROM "PLAN TO ACCOMPANY AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION FOR #43, 45, AND 53 PERKINS ROW - EXHIBIT PLAN OF LAND IN TOPSFIELD, MA" PREPARED BY HANCOCK ASSOCIATES, DATED 7/31/2018 AND REVISED 10/23/18.

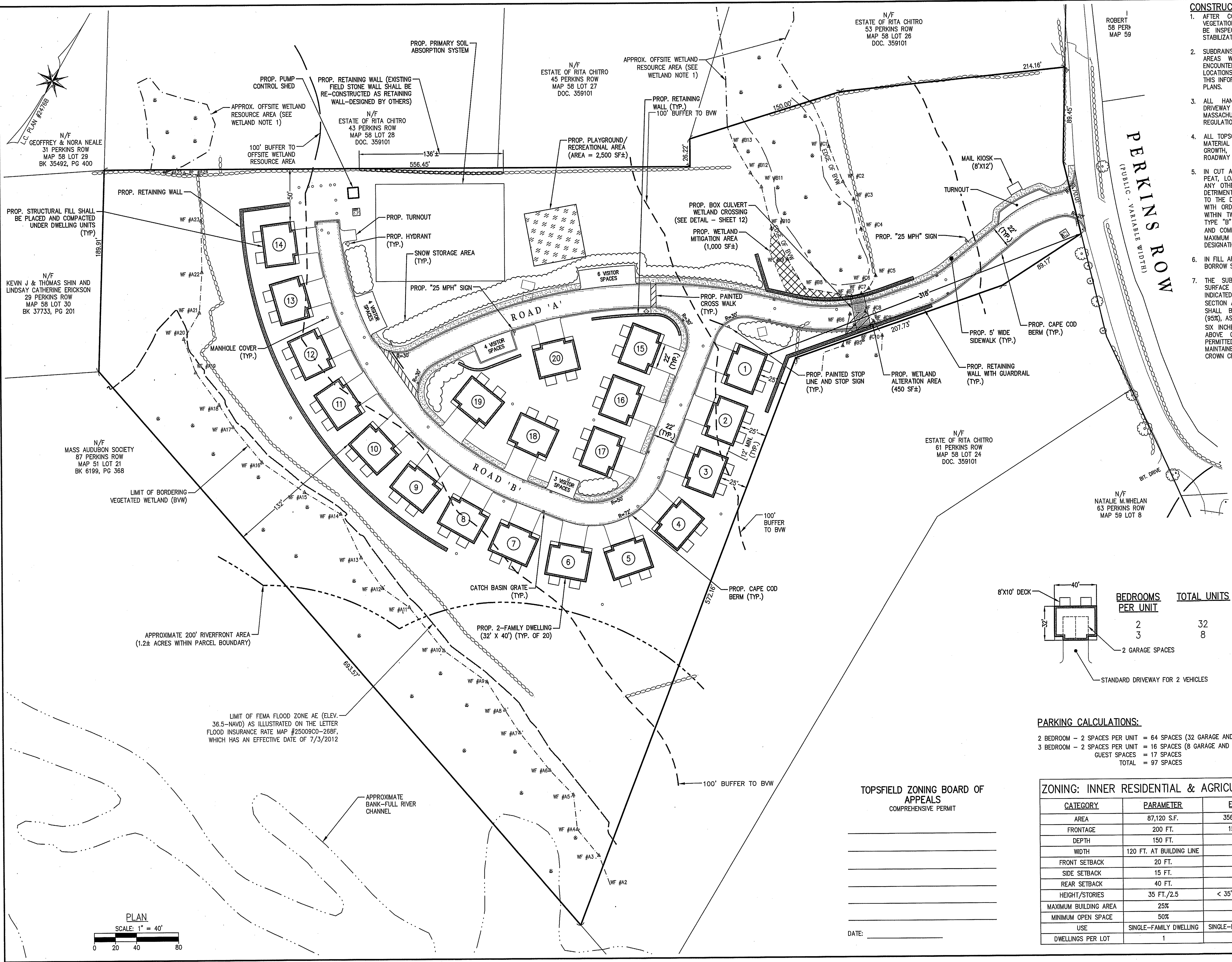
**WATER SUPPLY NOTE:**

- THE PARCEL IS NOT SITUATED IN A ZONE A: SURFACE DRINKING WATER SUPPLY OR AN IWPA/ZONE II GROUNDWATER DRINKING WATER SUPPLY.



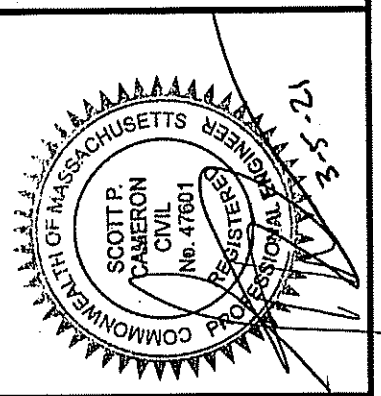






- CONSTRUCTION NOTES:**
- AFTER CONSTRUCTION, AND DURING THE INITIAL VEGETATION ESTABLISHMENT PERIOD, THE SITE SHOULD BE INSPECTED AFTER EVERY RAINFALL UNTIL FULL STABILIZATION IS ACHIEVED.
  - SUBDRAINS SHALL BE INSTALLED WITHIN ALL CUT AREAS WHERE SEASONAL HIGH GROUNDWATER IS ENCOUNTERED. CONTRACTOR SHALL RECORD THE LOCATIONS OF ANY SUBDRAINS THAT ARE INSTALLED. THIS INFORMATION SHALL BE ADDED TO THE AS-BUILT PLANS.
  - ALL HANDICAP CURB RAMPS, SIDEWALKS AND DRIVEWAY CURB CUTS SHALL COMPLY WITH 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS.
  - ALL TOPSOIL, DEFINED AS FERTILE, FRIABLE, NATURAL MATERIAL WHICH HAS DEMONSTRATED VEGETATIVE GROWTH, SHALL BE REMOVED FROM WITHIN THE ROADWAY AREA, AND USED WITHIN THE SUBDIVISION.
  - IN CUT AREAS, ALL UNSUITABLE MATERIAL SUCH AS PEAT, LOAM, ORGANIC MATERIAL, SILT OR CLAY OR ANY OTHER MATERIAL THAT IS CONSIDERED TO BE DETRIMENTAL TO THE SUBGRADE, SHALL BE REMOVED TO THE DEPTH AND WIDTH INDICATED AND REPLACED WITH ORDINARY BORROW. TYPE "A" SHALL BE USED WITHIN TWELVE INCHES OF THE TOP SUBGRADE AND TYPE "B" ABOVE, PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AS DETERMINED BY ASTM DESIGNATION 1557-70, METHOD D.
  - IN FILL AREAS, THE EMBANKMENT SHALL BE ORDINARY BORROW SPECIFIED AND PLACED AS IN NOTE 5, ABOVE.
  - THE SUBGRADE SHALL BE SHAPED TO A TRUE SURFACE CONFORMING TO THE LINES AND GRADES INDICATED ON THE APPROVED SITE PLAN (CROSS SECTION AND PROFILE) AND WHERE ORIGINAL GROUND, SHALL BE COMPACTED TO NINETY-FIVE PERCENT (95%), AS DEFINED IN NOTE 5, ABOVE, TO A DEPTH OF SIX INCHES. A TOLERANCE OF ONE-HALF INCH (1/2") ABOVE OR BELOW FINISHED SUBGRADE WILL BE PERMITTED PROVIDED THIS DIFFERENCE IS NOT MAINTAINED OVER FIFTY FEET AND THE REQUIRED CROWN CROSS SLOPE IS MAINTAINED.

**The Morin-Cameron GROUP, INC.**  
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS  
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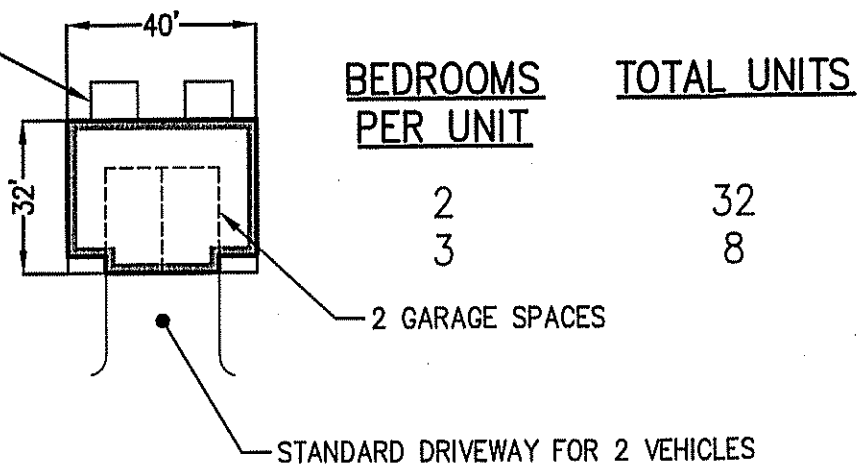
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DRAFTED BY:	WAS
CHECKED BY:	SFC
APPROVED BY:	SFC
SCALE:	AS NOTED
DATE:	MARCH 5, 2021

REVISIONS	
NO.	DESCRIPTION

**COMPREHENSIVE PERMIT PLANS**  
IN  
**TOPSFIELD, MASSACHUSETTS**  
**57 PERKINS ROW**  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
**PERKINS LANDING, LLC.**

**SITE LAYOUT**

DRAWING NO.  
**4 OF 14**



BEDROOMS PER UNIT	TOTAL UNITS
2	32
3	8

**PARKING CALCULATIONS:**

- 2 BEDROOM - 2 SPACES PER UNIT = 64 SPACES (32 GARAGE AND 32 SURFACE)
- 3 BEDROOM - 2 SPACES PER UNIT = 16 SPACES (8 GARAGE AND 8 SURFACE)
- GUEST SPACES = 17 SPACES
- TOTAL = 97 SPACES

ZONING: INNER RESIDENTIAL & AGRICULTURAL ZONING DISTRICT			
CATEGORY	PARAMETER	EXISTING	PROPOSED
AREA	87,120 S.F.	356,838± S.F.	NO CHANGE
FRONTAGE	200 FT.	159.46 FT.	NO CHANGE
DEPTH	150 FT.	900 FT.	NO CHANGE
WIDTH	120 FT. AT BUILDING LINE	475 FT.	279 FT.
FRONT SETBACK	20 FT.	462 FT.	318 FT.
SIDE SETBACK	15 FT.	94 FT.	25 FT.
REAR SETBACK	40 FT.	323 FT.	132 FT.
HEIGHT/STORIES	35 FT./2.5	< 35'/2.5 STORIES	< 40'/3.5 STORIES
MAXIMUM BUILDING AREA	25%	1%	8%
MINIMUM OPEN SPACE	50%	97%	78%
USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	MULTI-FAMILY
DWELLINGS PER LOT	1	1	40 UNITS

**TOPSFIELD ZONING BOARD OF APPEALS**  
COMPREHENSIVE PERMIT

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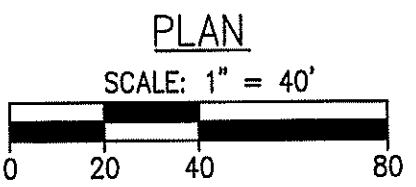
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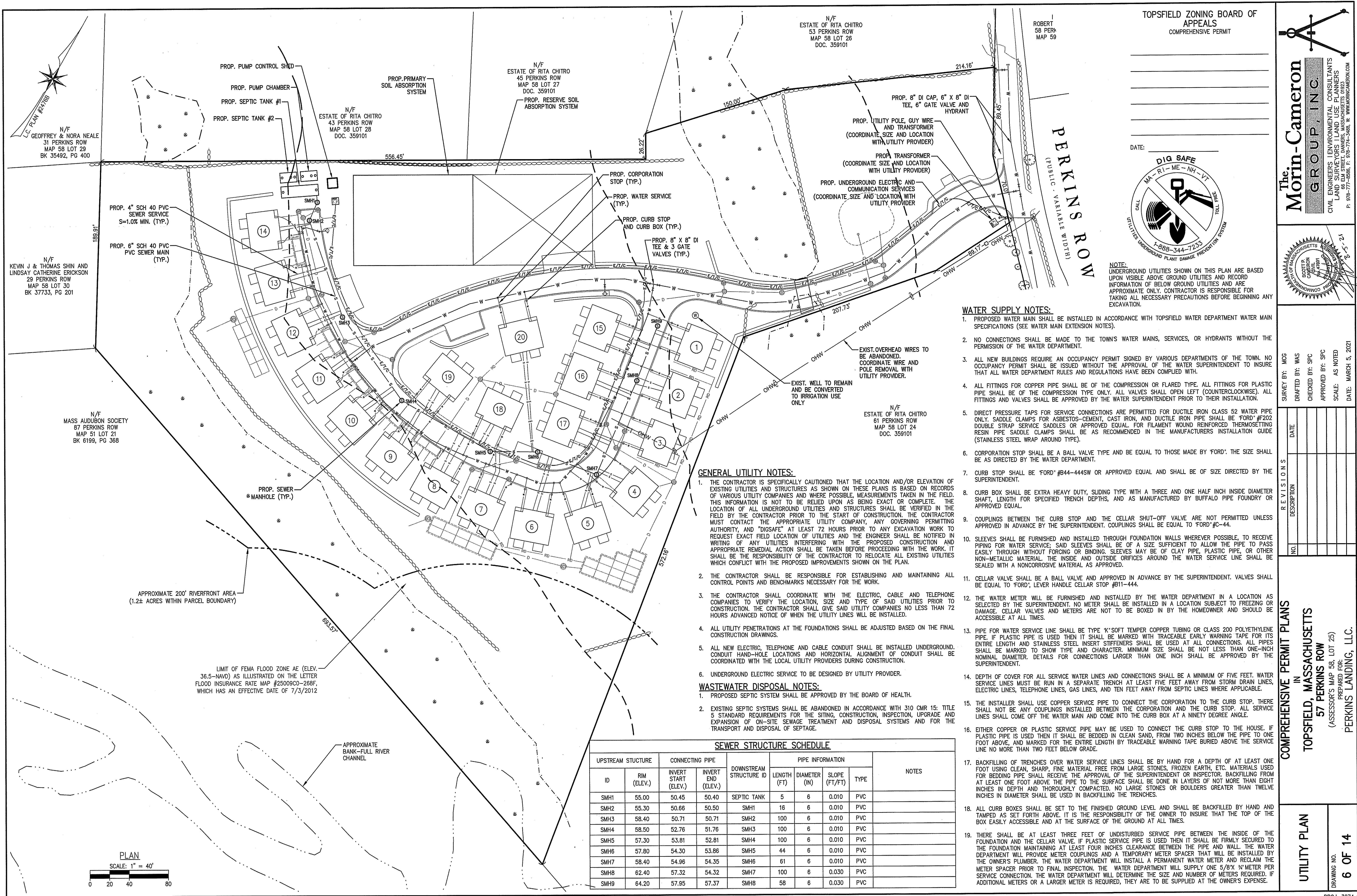
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TOPSFIELD ZONING BOARD OF APPEALS  
COMPREHENSIVE PERMIT

DATE:



NOTE:  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION.

WATER SUPPLY NOTES:

- PROPOSED WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH TOPSFIELD WATER DEPARTMENT WATER MAIN SPECIFICATIONS (SEE WATER MAIN EXTENSION NOTES).
- NO CONNECTIONS SHALL BE MADE TO THE TOWN'S WATER MAINS, SERVICES, OR HYDRANTS WITHOUT THE PERMISSION OF THE WATER DEPARTMENT.
- ALL NEW BUILDINGS REQUIRE AN OCCUPANCY PERMIT SIGNED BY VARIOUS DEPARTMENTS OF THE TOWN. NO OCCUPANCY PERMIT SHALL BE ISSUED WITHOUT THE APPROVAL OF THE WATER SUPERINTENDENT TO INSURE THAT ALL WATER DEPARTMENT RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.
- ALL FITTINGS FOR COPPER PIPE SHALL BE OF THE COMPRESSION OR FLARED TYPE. ALL FITTINGS FOR PLASTIC PIPE SHALL BE OF THE COMPRESSION TYPE ONLY. ALL VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE). ALL FITTINGS AND VALVES SHALL BE APPROVED BY THE WATER SUPERINTENDENT PRIOR TO THEIR INSTALLATION.
- DIRECT PRESSURE TAPS FOR SERVICE CONNECTIONS ARE PERMITTED FOR DUCTILE IRON CLASS 52 WATER PIPE ONLY. SADDLE CLAMPS FOR ASBESTOS-CEMENT, CAST IRON, AND DUCTILE IRON PIPE SHALL BE 'FORD' #202 DOUBLE STRAP SERVICE SADDLES OR APPROVED EQUAL. FOR FILAMENT WOUND REINFORCED THERMOSETTING RESIN PIPE SADDLE CLAMPS SHALL BE AS RECOMMENDED IN THE MANUFACTURERS INSTALLATION GUIDE (STAINLESS STEEL WRAP AROUND TYPE).
- CORPORATION STOP SHALL BE A BALL VALVE TYPE AND BE EQUAL TO THOSE MADE BY 'FORD'. THE SIZE SHALL BE AS DIRECTED BY THE WATER DEPARTMENT.
- CURB STOP SHALL BE 'FORD' #B44-444SW OR APPROVED EQUAL AND SHALL BE OF SIZE DIRECTED BY THE SUPERINTENDENT.
- CURB BOX SHALL BE EXTRA HEAVY DUTY, SLIDING TYPE WITH A THREE AND ONE HALF INCH INSIDE DIAMETER SHAFT, LENGTH FOR SPECIFIED TRENCH DEPTHS, AND AS MANUFACTURED BY BUFFALO PIPE FOUNDRY OR APPROVED EQUAL.
- COUPLINGS BETWEEN THE CURB STOP AND THE CELLAR SHUT-OFF VALVE ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE BY THE SUPERINTENDENT. COUPLINGS SHALL BE EQUAL TO 'FORD' #C-44.
- SLEEVES SHALL BE FURNISHED AND INSTALLED THROUGH FOUNDATION WALLS WHEREVER POSSIBLE, TO RECEIVE PIPING FOR WATER SERVICE. SLEEVE SHALL BE OF A SIZE SUFFICIENT TO ALLOW THE PIPE TO PASS EASILY THROUGH WITHOUT FORCING OR BINDING. SLEEVES MAY BE OF CLAY PIPE, PLASTIC PIPE, OR OTHER NON-METALLIC MATERIAL. THE INSIDE AND OUTSIDE ORIFICES AROUND THE WATER SERVICE LINE SHALL BE SEALED WITH A NONCORROSIVE MATERIAL AS APPROVED.
- CELLAR VALVE SHALL BE A BALL VALVE AND APPROVED IN ADVANCE BY THE SUPERINTENDENT. VALVES SHALL BE EQUAL TO 'FORD', LEVER HANDLE CELLAR STOP #B11-444.
- THE WATER METER WILL BE FURNISHED AND INSTALLED BY THE WATER DEPARTMENT IN A LOCATION AS SELECTED BY THE SUPERINTENDENT. NO METER SHALL BE INSTALLED IN A LOCATION SUBJECT TO FREEZING OR DAMAGE. CELLAR VALVES AND METERS ARE NOT TO BE BOXED IN BY THE HOMEOWNER AND SHOULD BE ACCESSIBLE AT ALL TIMES.
- PIPE FOR WATER SERVICE LINE SHALL BE TYPE 'K' SOFT TEMPER COPPER TUBING OR CLASS 200 POLYETHYLENE PIPE. IF PLASTIC PIPE IS USED THEN IT SHALL BE MARKED WITH TRACEABLE EARLY WARNING TAPE FOR ITS ENTIRE LENGTH AND STAINLESS STEEL INSERT STIFFENERS SHALL BE USED AT ALL CONNECTIONS. ALL PIPES SHALL BE MARKED TO SHOW TYPE AND CHARACTER. MINIMUM SIZE SHALL BE NOT LESS THAN ONE-INCH NOMINAL DIAMETER. DETAILS FOR CONNECTIONS LARGER THAN ONE INCH SHALL BE APPROVED BY THE SUPERINTENDENT.
- DEPTH OF COVER FOR ALL SERVICE WATER LINES AND CONNECTIONS SHALL BE A MINIMUM OF FIVE FEET. WATER SERVICE LINES MUST BE RUN IN A SEPARATE TRENCH AT LEAST FIVE FEET AWAY FROM STORM DRAIN LINES, ELECTRIC LINES, TELEPHONE LINES, GAS LINES, AND TEN FEET AWAY FROM SEPTIC LINES WHERE APPLICABLE.
- THE INSTALLER SHALL USE COPPER SERVICE PIPE TO CONNECT THE CORPORATION TO THE CURB STOP. THERE SHALL NOT BE ANY COUPLINGS INSTALLED BETWEEN THE CORPORATION AND THE CURB STOP. ALL SERVICE LINES SHALL COME OFF THE WATER MAIN AND COME INTO THE CURB BOX AT A NINETY DEGREE ANGLE.
- EITHER COPPER OR PLASTIC SERVICE PIPE MAY BE USED TO CONNECT THE CURB STOP TO THE HOUSE. IF PLASTIC PIPE IS USED THEN IT SHALL BE BEDDED IN CLEAN SAND, FROM TWO INCHES BELOW THE PIPE TO ONE FOOT ABOVE, AND MARKED FOR THE ENTIRE LENGTH BY TRACEABLE WARNING TAPE BURIED ABOVE THE SERVICE LINE NO MORE THAN TWO FEET BELOW GRADE.
- BACKFILLING OF TRENCHES OVER WATER SERVICE LINES SHALL BE BY HAND FOR A DEPTH OF AT LEAST ONE FOOT USING CLEAN, SHARP, FINE MATERIAL FREE FROM LARGE STONES, FROZEN EARTH, ETC. MATERIALS USED FOR BEDDING PIPE SHALL RECEIVE THE APPROVAL OF THE SUPERINTENDENT OR INSPECTOR. BACKFILLING FROM AT LEAST ONE FOOT ABOVE THE PIPE TO THE SURFACE SHALL BE DONE IN LAYERS OF NOT MORE THAN EIGHT INCHES IN DEPTH AND THOROUGHLY COMPACTED. NO LARGE STONES OR BOULDERS GREATER THAN TWELVE INCHES IN DIAMETER SHALL BE USED IN BACKFILLING THE TRENCHES.
- ALL CURB BOXES SHALL BE SET TO THE FINISHED GROUND LEVEL AND SHALL BE BACKFILLED BY HAND AND TAMPED AS SET FORTH ABOVE. IT IS THE RESPONSIBILITY OF THE OWNER TO INSURE THAT THE TOP OF THE BOX EASILY ACCESSIBLE AND AT THE SURFACE OF THE GROUND AT ALL TIMES.
- THERE SHALL BE AT LEAST THREE FEET OF UNDISTURBED SERVICE PIPE BETWEEN THE INSIDE OF THE FOUNDATION AND THE CELLAR VALVE. IF PLASTIC SERVICE PIPE IS USED THEN IT SHALL BE FIRMLY SECURED TO THE FOUNDATION MAINTAINING AT LEAST FOUR INCHES CLEARANCE BETWEEN THE PIPE AND WALL. THE WATER DEPARTMENT WILL PROVIDE METER COUPLINGS AND A TEMPORARY METER SPACER THAT WILL BE INSTALLED BY THE OWNER'S PLUMBER. THE WATER DEPARTMENT WILL INSTALL A PERMANENT WATER METER AND RECLAIM THE METER SPACER PRIOR TO FINAL INSPECTION. THE WATER DEPARTMENT WILL SUPPLY ONE 5/8" X 1/2" METER PER SERVICE CONNECTION. THE WATER DEPARTMENT WILL DETERMINE THE SIZE AND NUMBER OF METERS REQUIRED. IF ADDITIONAL METERS OR A LARGER METER IS REQUIRED, THEY ARE TO BE SUPPLIED AT THE OWNER'S EXPENSE.

GENERAL UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES TO VERIFY THE LOCATION, SIZE AND TYPE OF SAID UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL GIVE SAID UTILITY COMPANIES NO LESS THAN 72 HOURS ADVANCED NOTICE OF WHEN THE UTILITY LINES WILL BE INSTALLED.
- ALL UTILITY PENETRATIONS AT THE FOUNDATIONS SHALL BE ADJUSTED BASED ON THE FINAL CONSTRUCTION DRAWINGS.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE CONDUIT SHALL BE INSTALLED UNDERGROUND. CONDUIT HAND-HOLE LOCATIONS AND HORIZONTAL ALIGNMENT OF CONDUIT SHALL BE COORDINATED WITH THE LOCAL UTILITY PROVIDERS DURING CONSTRUCTION.
- UNDERGROUND ELECTRIC SERVICE TO BE DESIGNED BY UTILITY PROVIDER.

WASTEWATER DISPOSAL NOTES:

- PROPOSED SEPTIC SYSTEM SHALL BE APPROVED BY THE BOARD OF HEALTH.
- EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH 310 CMR 15: TITLE 5, STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE.

SEWER STRUCTURE SCHEDULE

UPSTREAM STRUCTURE	CONNECTING PIPE			DOWNSTREAM STRUCTURE ID	PIPE INFORMATION				NOTES
	ID	RIM (ELEV.)	INVERT END (ELEV.)		LENGTH (FT)	DIAMETER (IN)	SLOPE (FT/FT)	TYPE	
SMH1	55.00	50.45	50.40	SEPTIC TANK	5	6	0.010	PVC	
SMH2	55.30	50.66	50.50	SMH1	16	6	0.010	PVC	
SMH3	58.40	50.71	50.71	SMH2	100	6	0.010	PVC	
SMH4	58.50	52.76	51.76	SMH3	100	6	0.010	PVC	
SMH5	57.30	53.81	52.81	SMH4	100	6	0.010	PVC	
SMH6	57.80	54.30	53.86	SMH5	44	6	0.010	PVC	
SMH7	58.40	54.96	54.35	SMH6	61	6	0.010	PVC	
SMH8	62.40	57.32	54.32	SMH7	100	6	0.030	PVC	
SMH9	64.20	57.95	57.37	SMH8	58	6	0.030	PVC	

COMPREHENSIVE PERMIT PLANS

IN

TOPSFIELD, MASSACHUSETTS

57 PERKINS ROW

(ASSESSOR'S MAP 58, LOT 25)

PERKINS LANDING, LLC.

UTILITY PLAN

DRAWING NO.

6 OF 14

REVISIONS

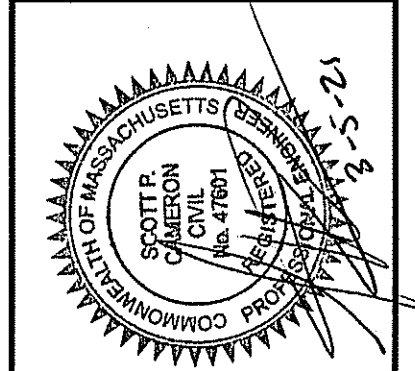
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DATE: \_\_\_\_\_

**The Morin-Cameron GROUP, INC.**  
CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS LAND USE PLANNERS  
100 W. MAIN ST., SUITE 200  
TOPSFIELD, MA 01462  
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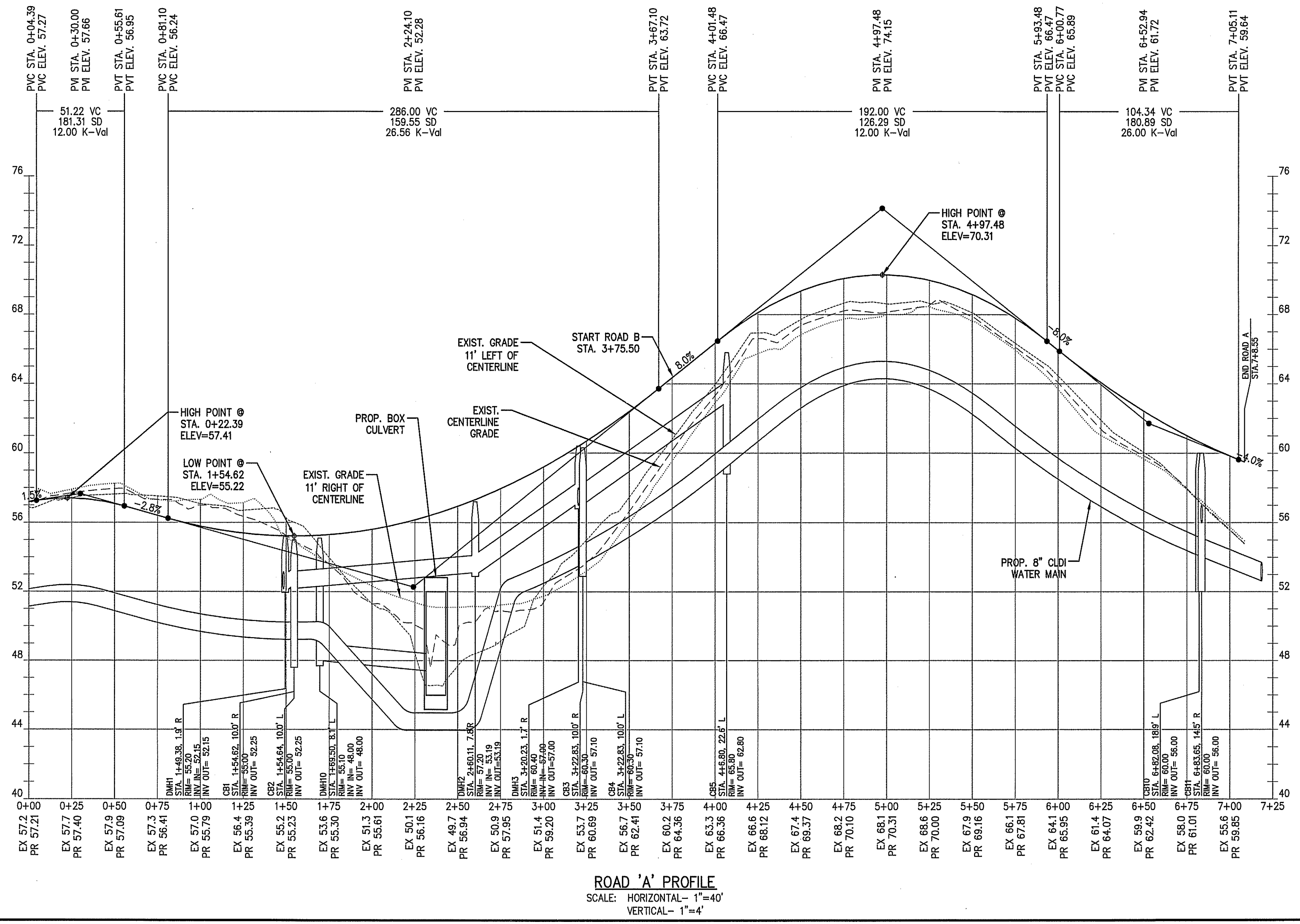
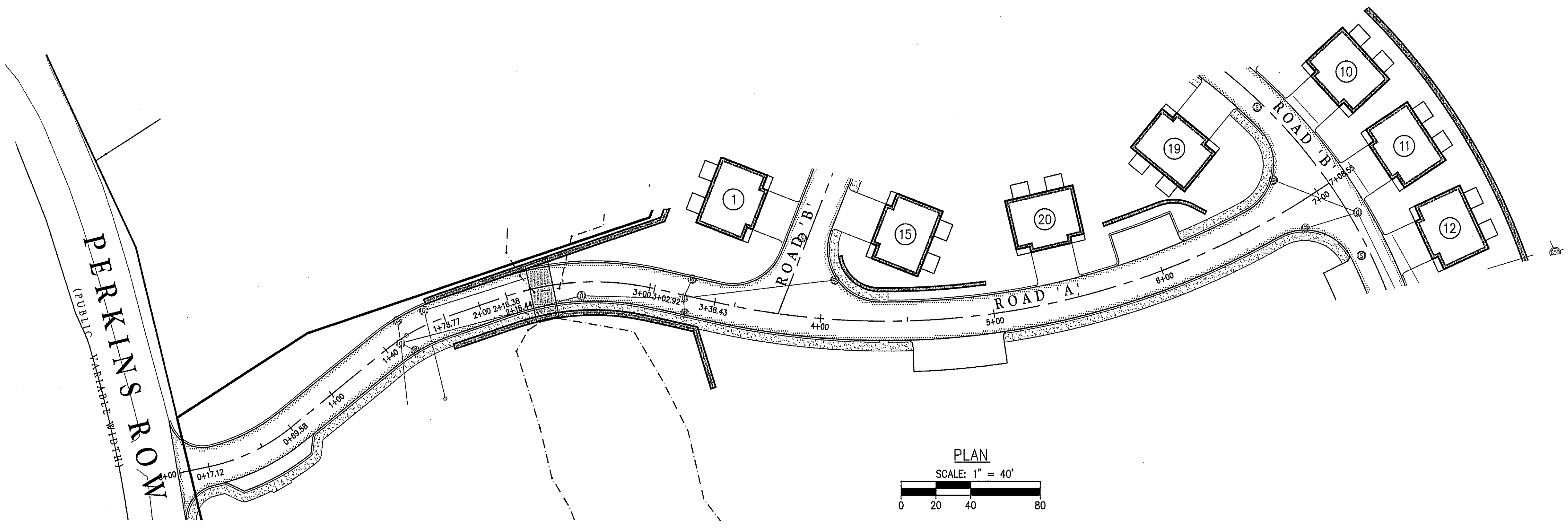


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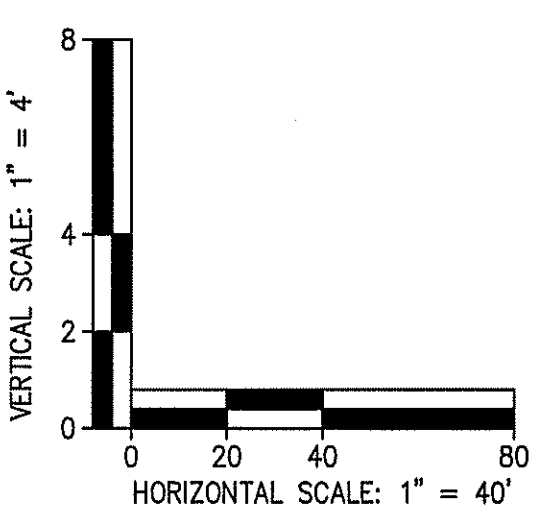
COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR  
PERKINS LANDING, LLC.

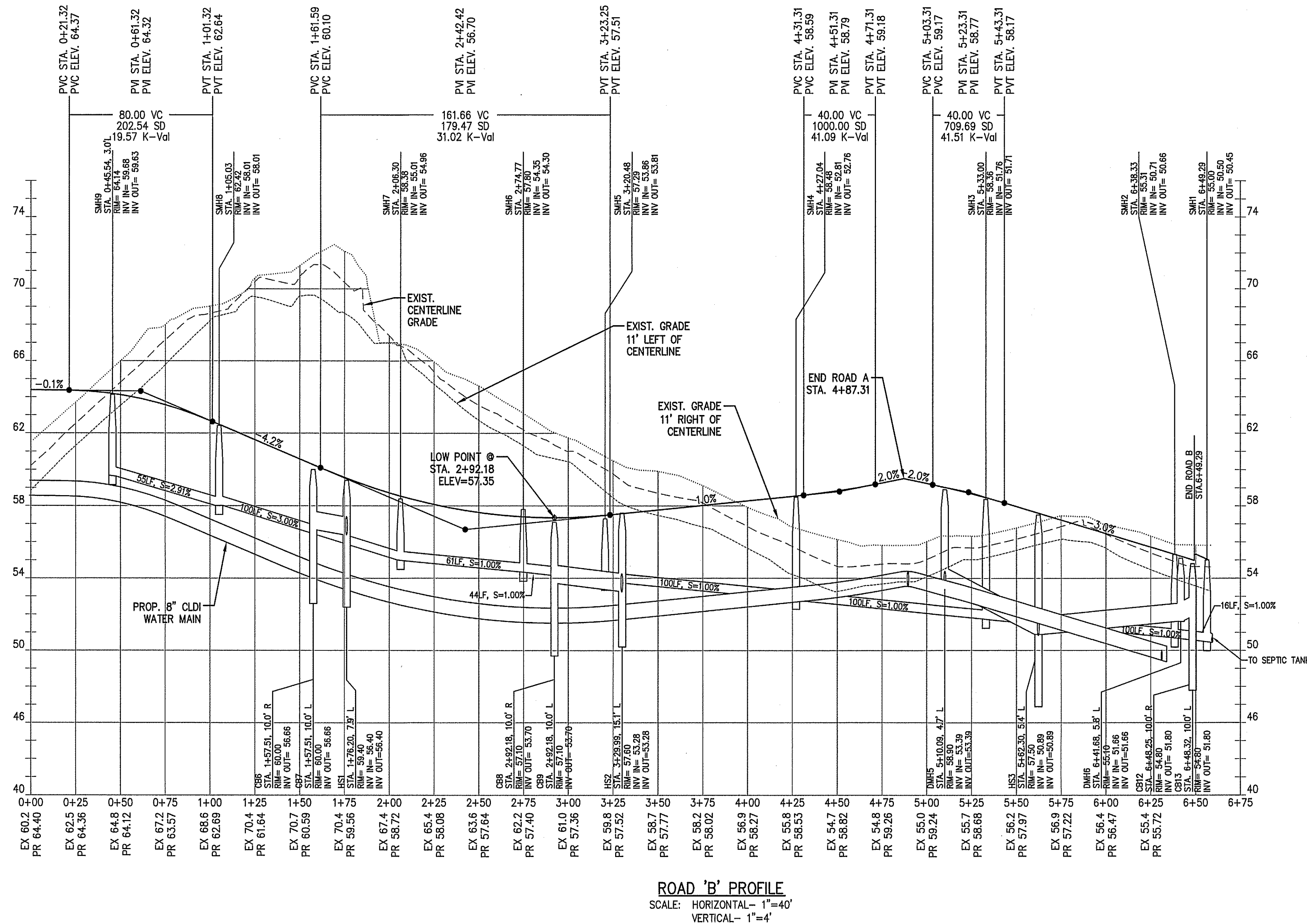
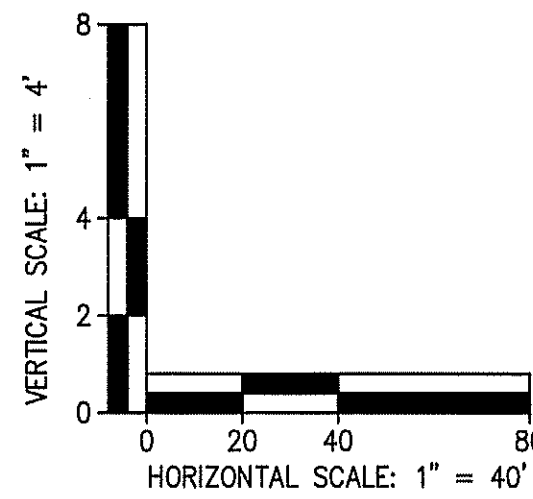
ROAD A  
PROFILE  
DRAWING NO.  
7 OF 14



**ABBREVIATIONS:**  
CB CATCH BASIN  
DMH DRAIN MANHOLE  
ELEV ELEVATION  
EX EXISTING  
K RATE OF VERTICAL CURVATURE  
PR/PROP. PROPOSED  
PVC POINT OF VERTICAL CURVATURE  
PVI POINT OF VERTICAL INTERSECTION  
PVT POINT OF VERTICAL TANGENCY  
SD SIGHT DISTANCE  
STA. STATION  
VC VERTICAL CURVE LENGTH

**NOTES:**  
1. STATIONING OF STRUCTURES TAKEN FROM CENTER OF STRUCTURES.  
2. SEE GRADING AND DRAINAGE PLAN FOR DRAINAGE SCHEDULE.  
3. COVERS AND RIMS MAY NOT BE DRAWN TO SCALE.  
4. SOME STRUCTURES MAY REQUIRE ECCENTRIC CONES.  
5. ROADWAY DESIGN SPEED = 25 MPH  
SAG VERTICAL CURVE - K = 28 MIN.  
CREST VERTICAL CURVE - K = 12 MIN.



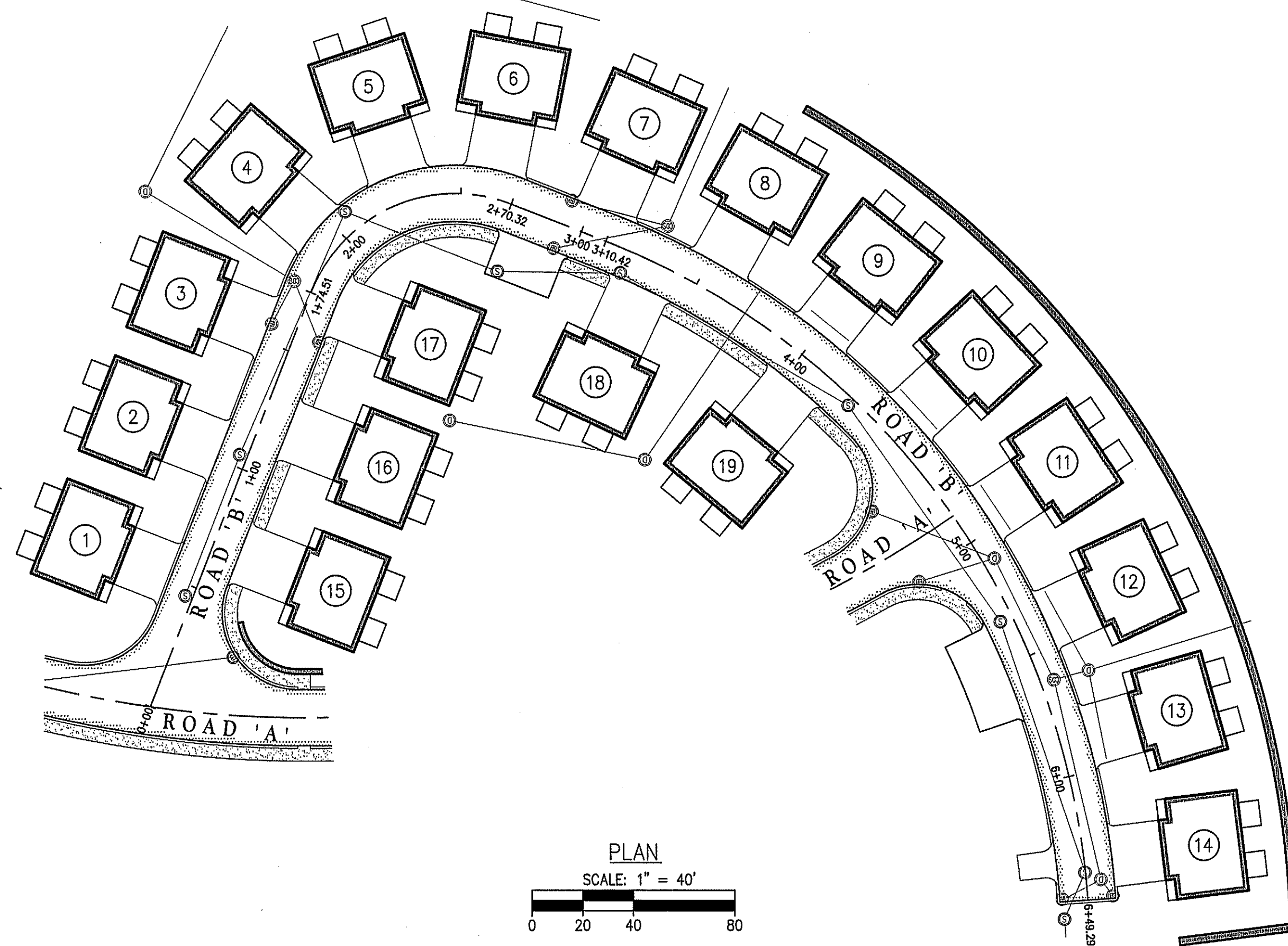


**ABBREVIATIONS:**

CB	CATCH BASIN
DMH	DRAIN MANHOLE
ELEV	ELEVATION
EX	EXISTING
K	RATE OF VERTICAL CURVATURE
PR/PROP.	PROPOSED
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
SD	SIGHT DISTANCE
STA	STATION
VC	VERTICAL CURVE LENGTH

**NOTES:**

1. STATIONING OF STRUCTURES TAKEN FROM CENTER OF STRUCTURES.
2. SEE GRADING AND DRAINAGE PLAN FOR DRAINAGE SCHEDULE.
3. COVERS AND RIMS MAY NOT BE DRAWN TO SCALE.
4. SOME STRUCTURES MAY REQUIRE ECCENTRIC CONES.
5. ROADWAY DESIGN SPEED - K = 25 MPH
6. SAG VERTICAL CURVE - K = 26 MIN.
7. CREST VERTICAL CURVE - K = 12 MIN.
8. ALL SEWER PIPING SHALL BE 6" PVC (SDR-35).



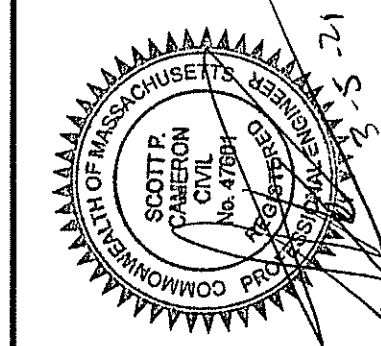
TOPSFIELD ZONING BOARD OF  
APPEALS  
COMPREHENSIVE PERMIT

DATE: \_\_\_\_\_

**The Morin-Cameron GROUP, INC.**

CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS LAND USE PLANNERS

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APPROVED BY: SPC  
SCALE: AS NOTED  
DATE: MARCH 5, 2021

REVISIONS	
NO.	DESCRIPTION

COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 88, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

ROAD B  
PROFILE  
DRAWING NO.  
8 OF 14



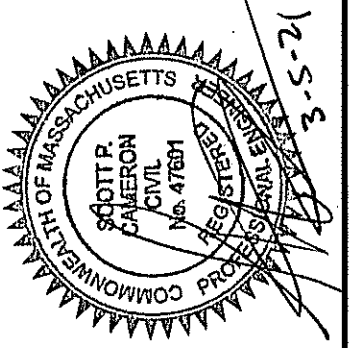
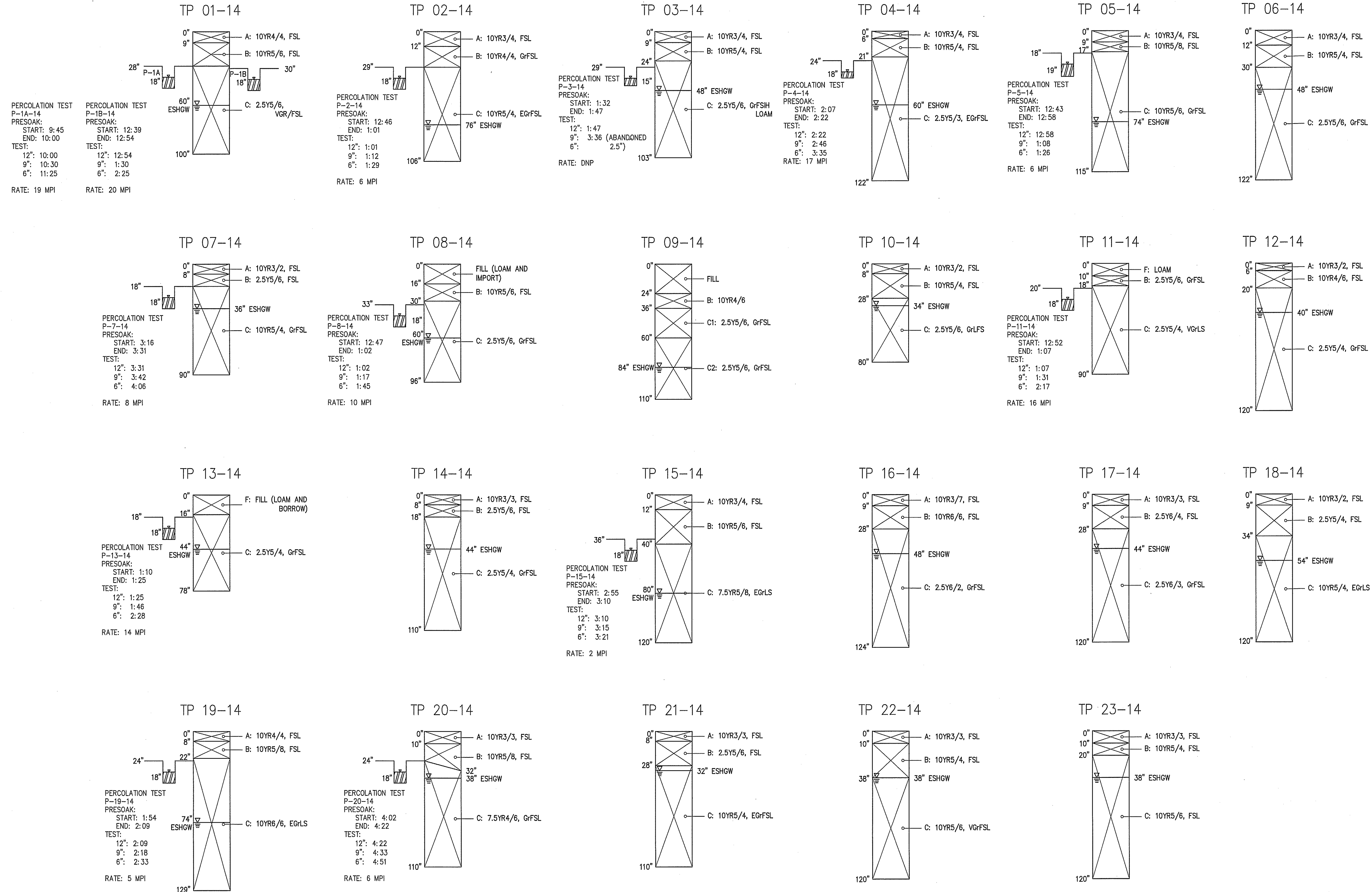




DATE: \_\_\_\_\_

SOIL LOGS

DATE PERFORMED: JULY 21ST - JULY 31ST, 2014  
PERFORMED BY: SCOTT P. CAMERON, SE #3024  
WITNESSED BY: JOHN COULON, TOPSFIELD BOH



SURVEY BY: MCG  
DRAFTED BY: WAS  
CHECKED BY: SPC  
APPROVED BY: SPC  
SCALE: AS NOTED  
DATE: MARCH 5, 2021

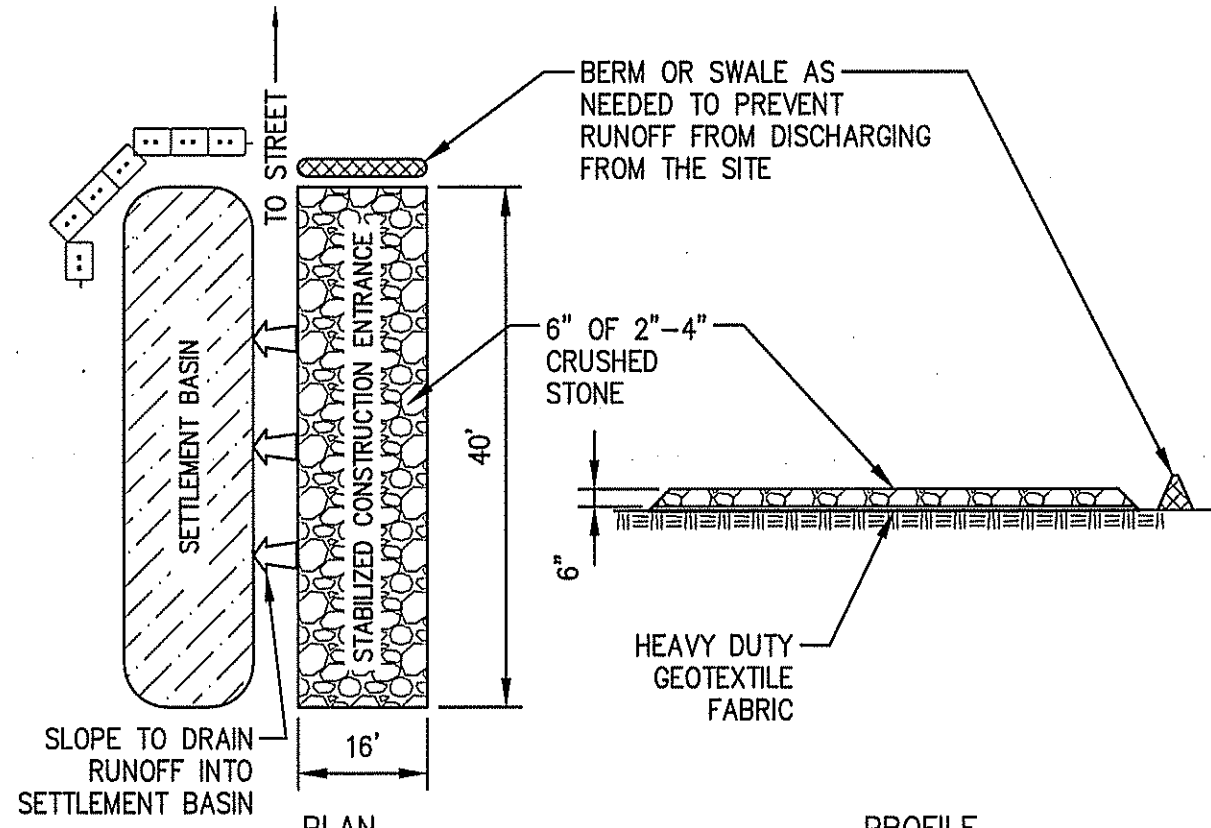
NO.	REVISIONS	
	DESCRIPTION	DATE

COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR  
PERKINS LANDING, LLC.



# CONSTRUCTION ENTRANCE SPECIFICATIONS FOR:

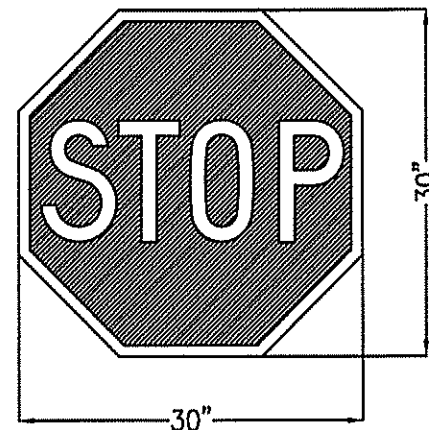
- STONE FOR STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 2-4" STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40 FEET.
- THE WIDTH OF THE ENTRANCE SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.



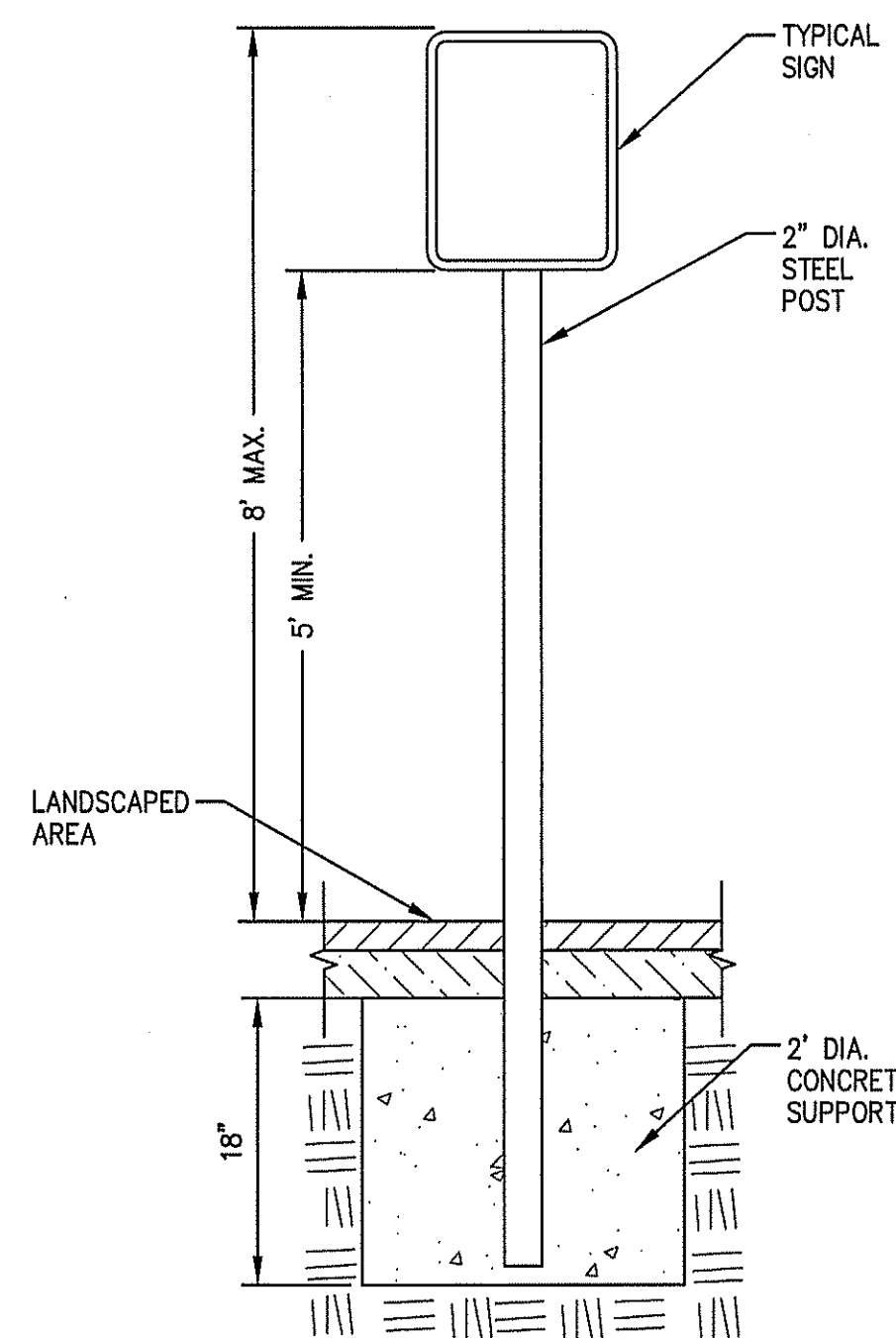
STABILIZED CONSTRUCTION ENTRANCE DETAIL  
(NOT TO SCALE)



SPEED LIMIT (R2-1) DETAIL  
(25 MPH)  
(NOT TO SCALE)

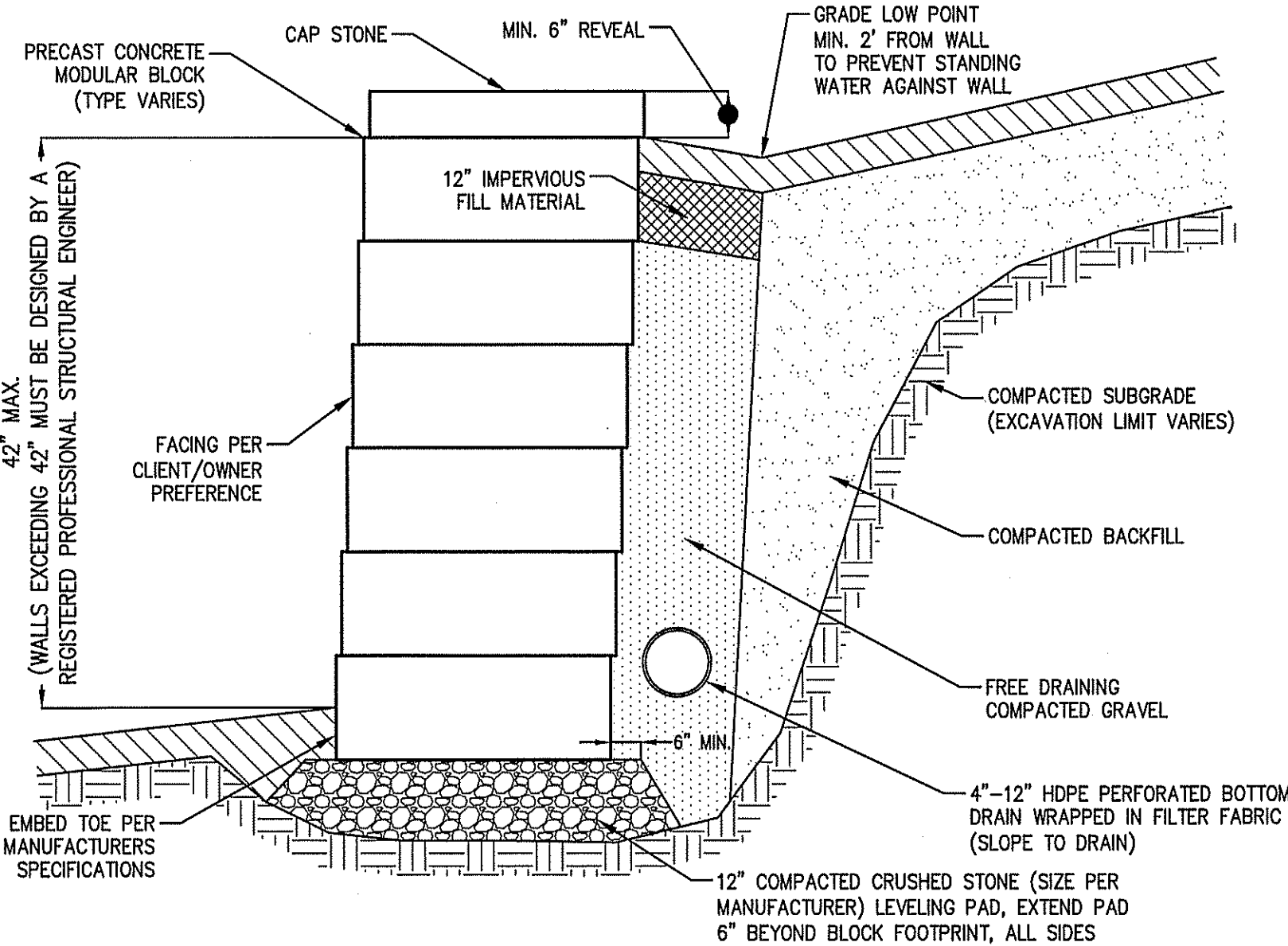


STOP SIGN (R1-1) DETAIL  
(NOT TO SCALE)



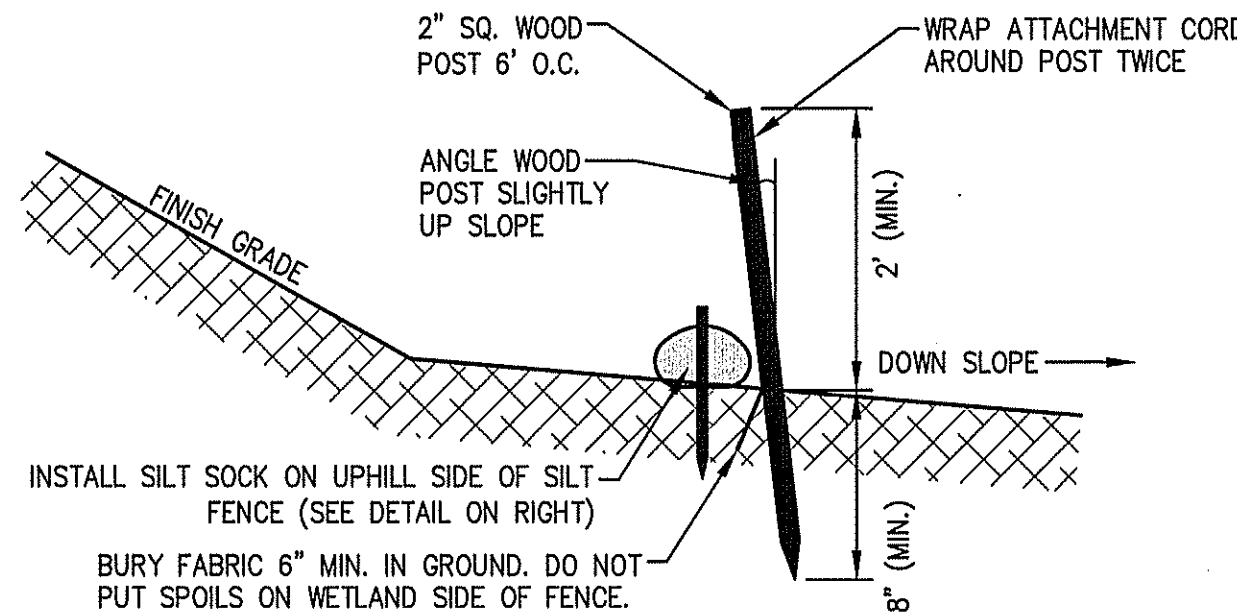
FOR SIGNS  
IN LANDSCAPE AREAS

SIGN POST  
(NOT TO SCALE)

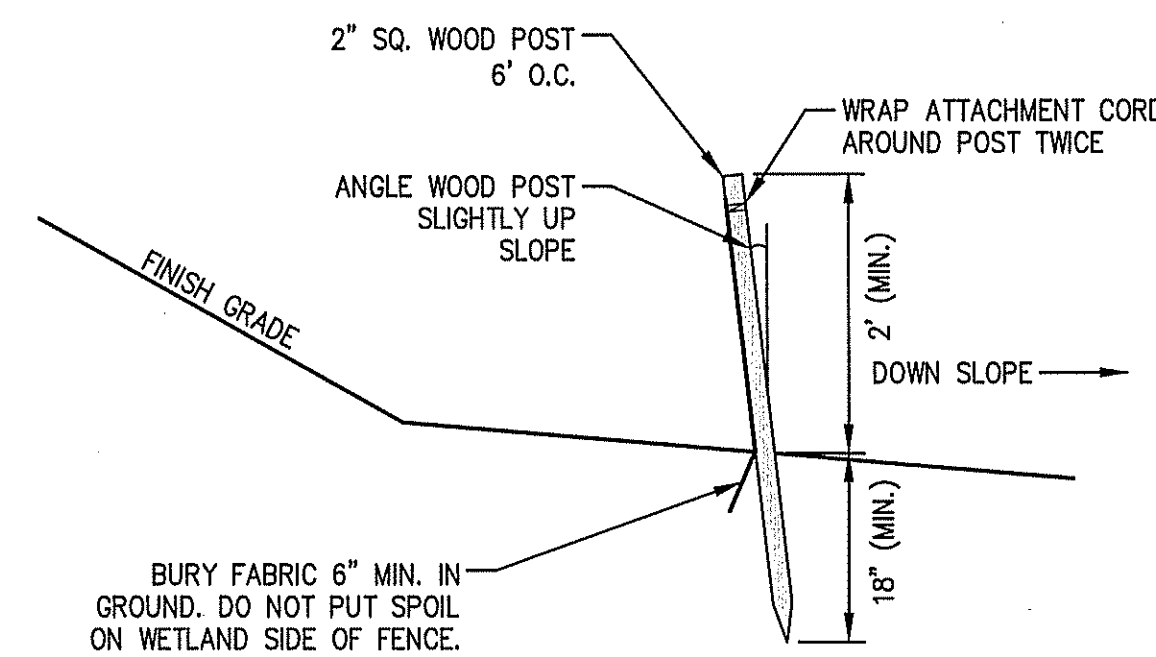


- NOTES:
- THIS MODULAR BLOCK RETAINING WALL DETAIL FOR DEMONSTRATIONAL PURPOSES ONLY. REFER TO MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES.
  - PRECAST CONCRETE MODULAR BLOCK UNIT DIMENSIONS, COLOR AND FACING CAN VARY PER CLIENT/OWNER PREFERENCE.
  - BOTTOM DRAIN SHALL DAYLIGHT AND/OR WEEP HOLES SHALL BE PROVIDED AT THE TOE OF FINISHED GRADE. THE INSTALLER SHALL TAKE CARE TO STABILIZE THE BOTTOM DRAIN DISCHARGE POINT TO PREVENT EROSION.
  - BOTTOM DRAIN SIZE SHALL BE DETERMINED IN THE FIELD BASED ON ANTICIPATED GROUNDWATER/SURFACE WATER CONDITIONS TO ENSURE ADEQUATE CAPACITY.

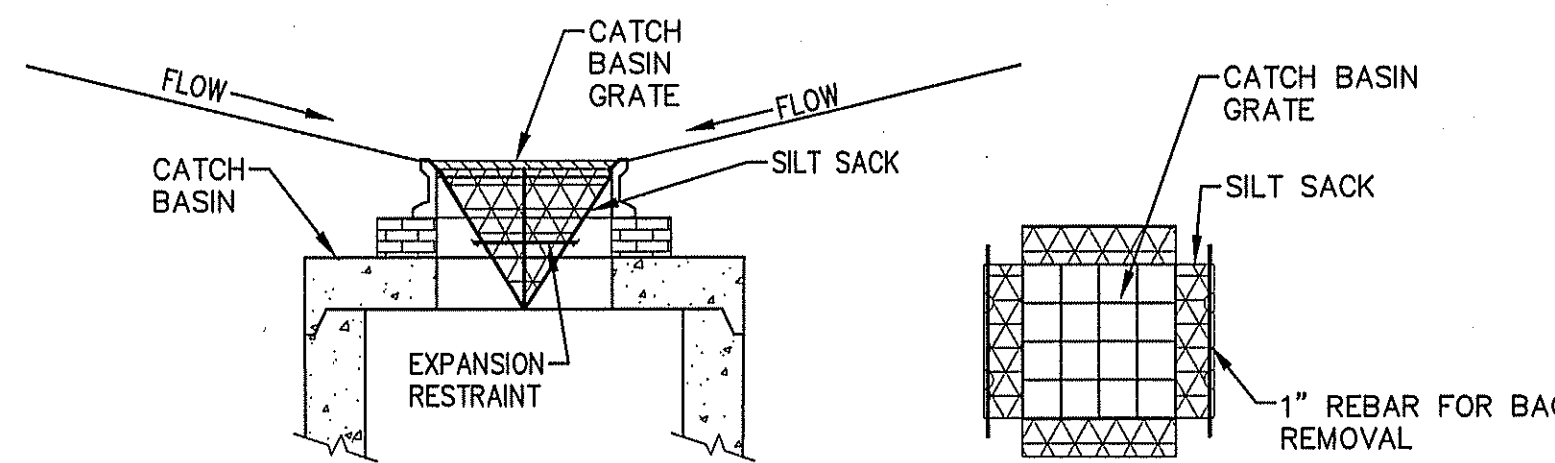
TYPICAL MODULAR BLOCK RETAINING WALL  
(NOT TO SCALE)



SILT SOCK BACKED WITH SILT FENCE  
(NOT TO SCALE)



SILT FENCE  
(NOT TO SCALE)

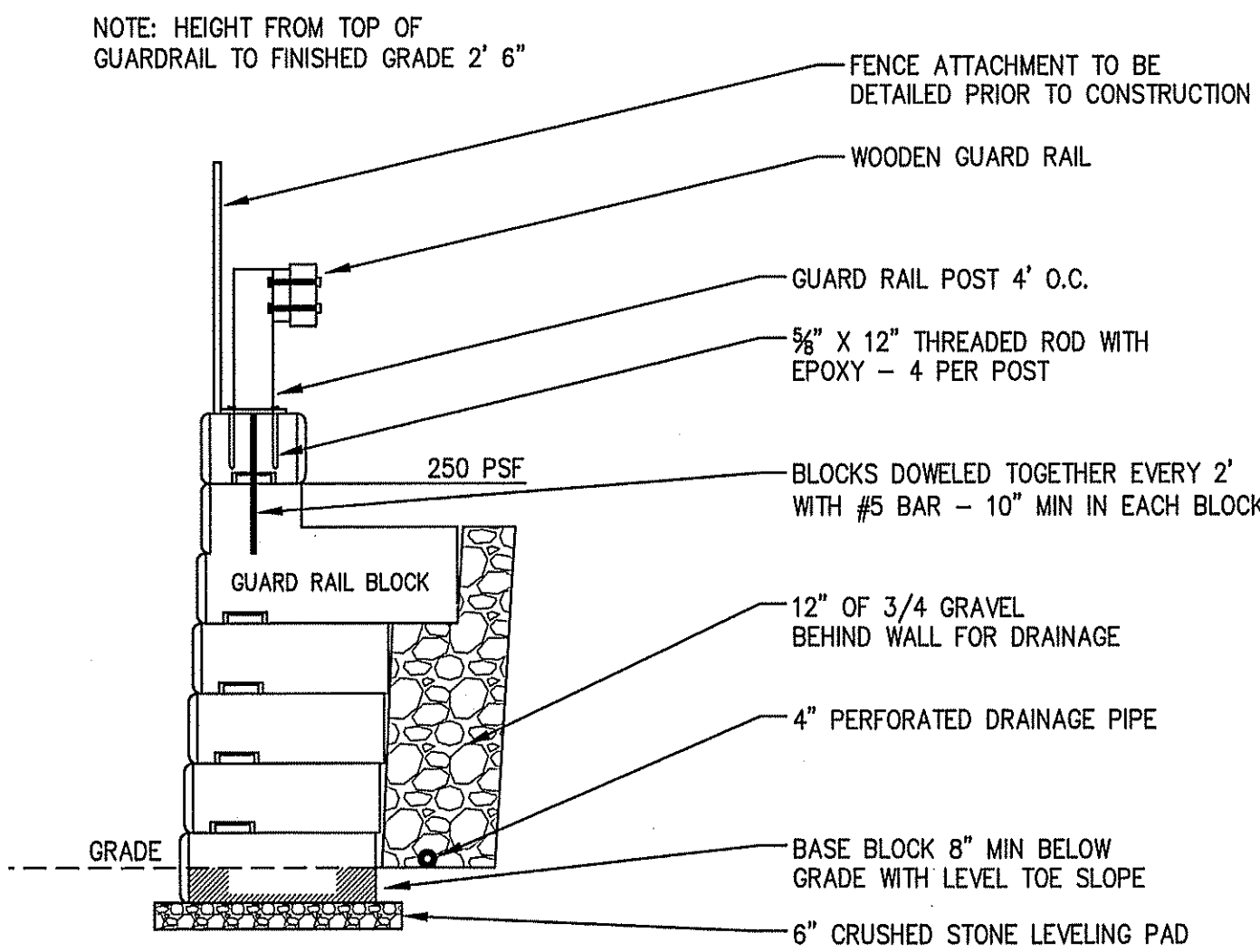


SECTION

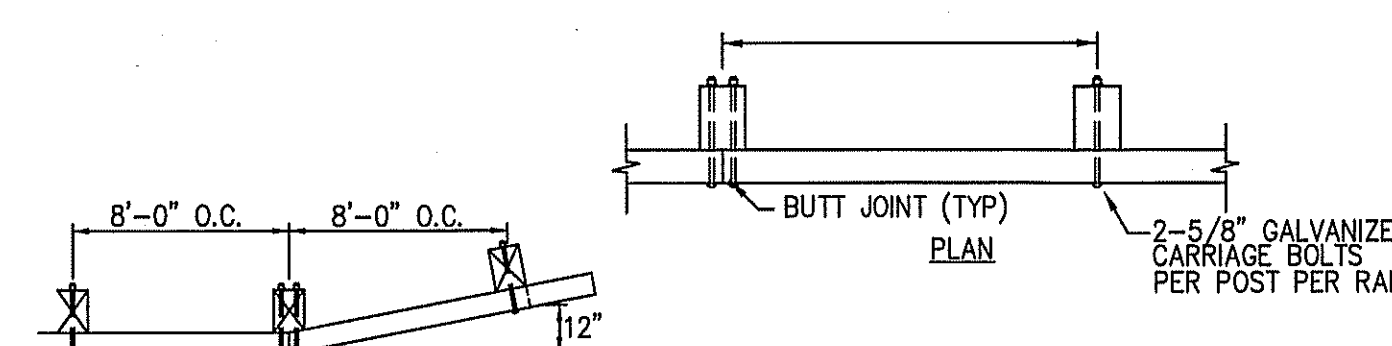
PLAN

- NOTES:
- INSTALL SILT SACKS IN EXISTING CATCH BASINS. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
  - GRATES TO BE PLACED OVER SILT SACKS.
  - SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.

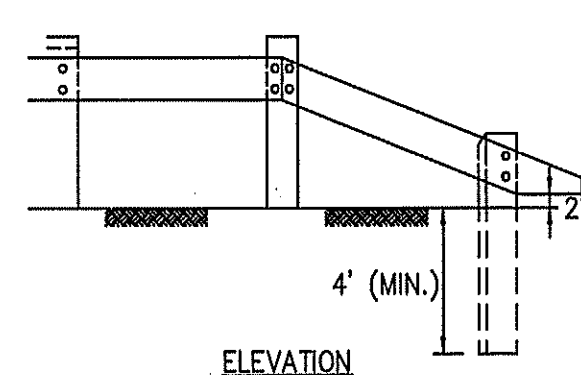
SILT SACK SEDIMENT TRAP (TO BE INSTALLED ON NEW CATCH BASINS/INLETS DURING CONSTRUCTION)  
(NOT TO SCALE)



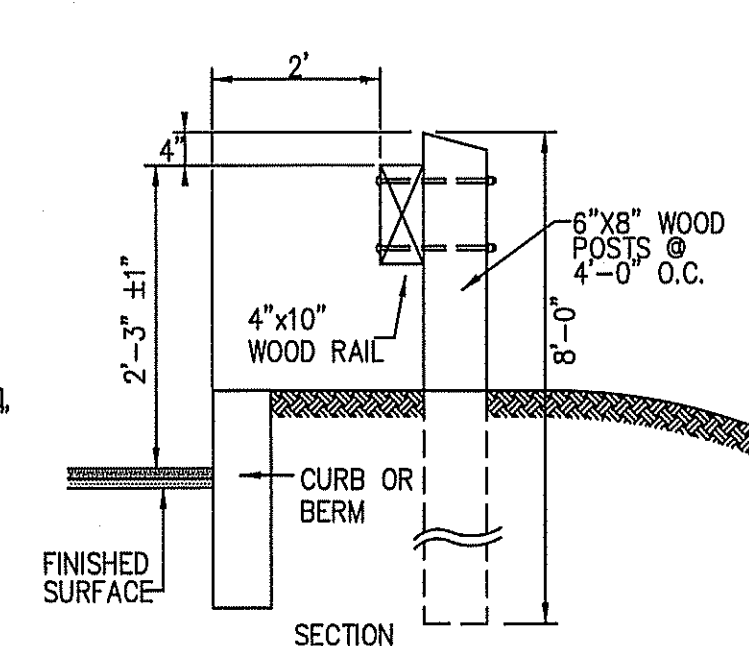
GUARD RAIL MOUNTING BLOCK  
CROSS-SECTION WITH DOUBLE-SIDED TOP  
(NOT TO SCALE)



PLAN OF TRANSITION END

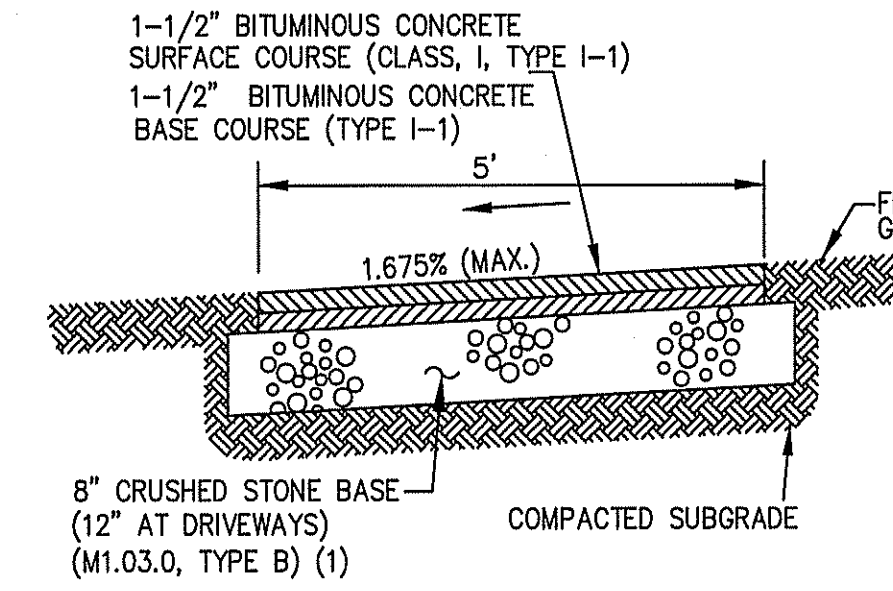


ELEVATION

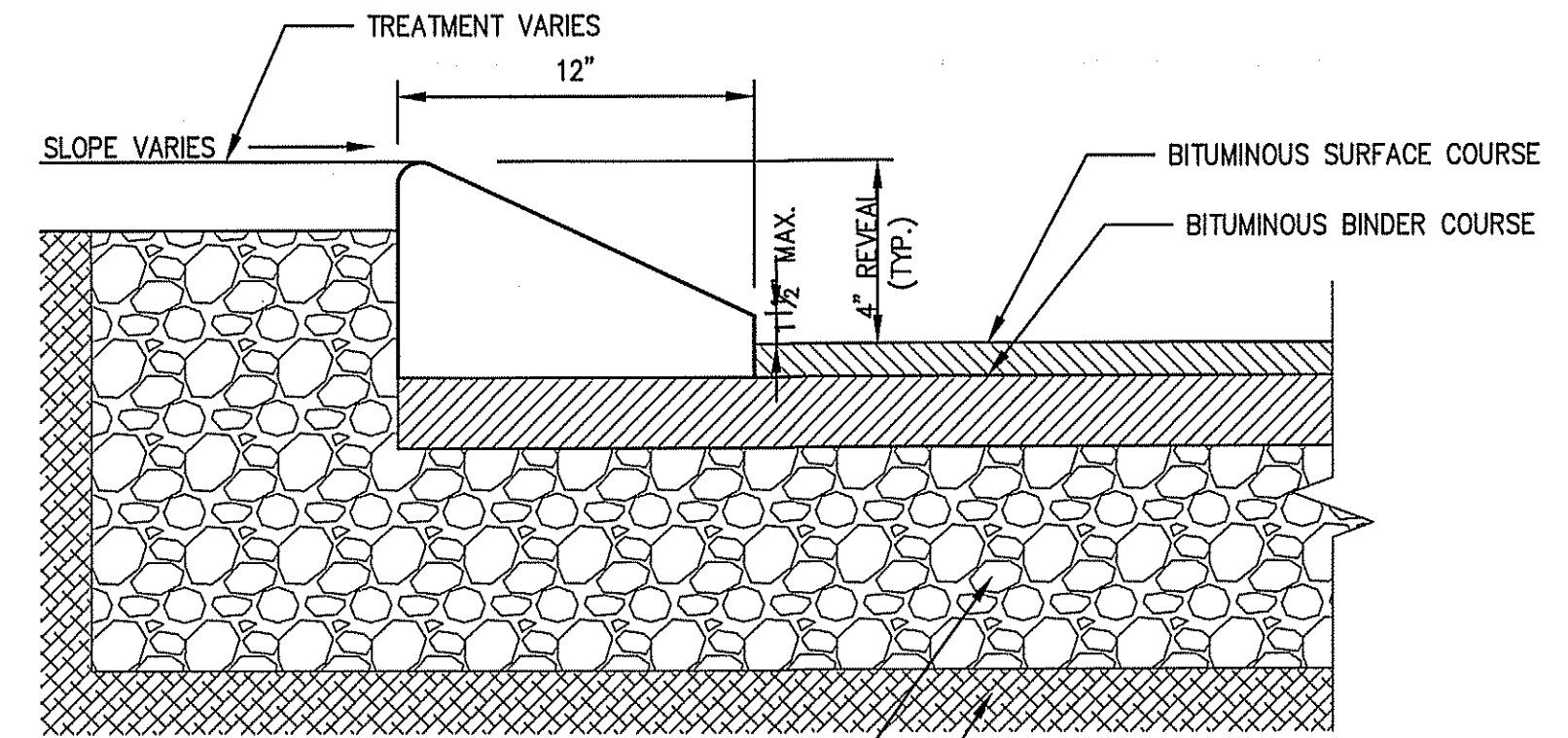


SECTION

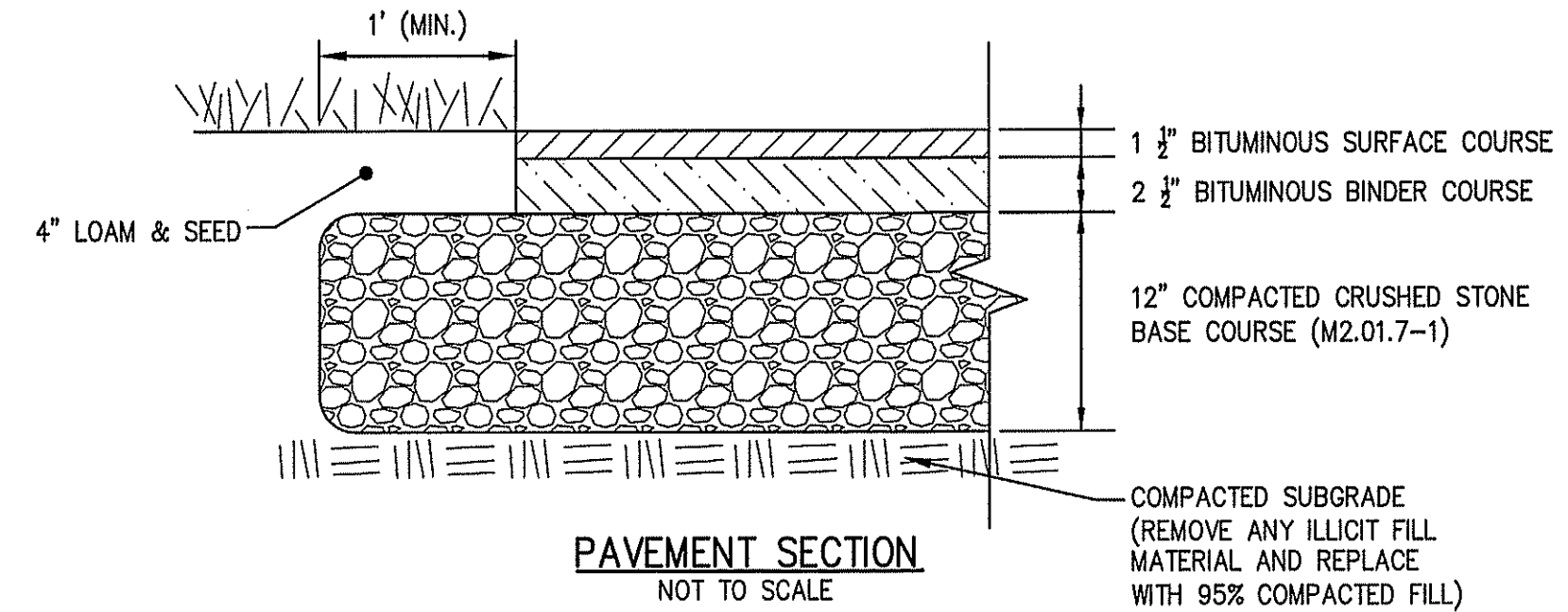
WOOD POST AND BEAM GUARDRAIL DETAIL  
(NOT TO SCALE)



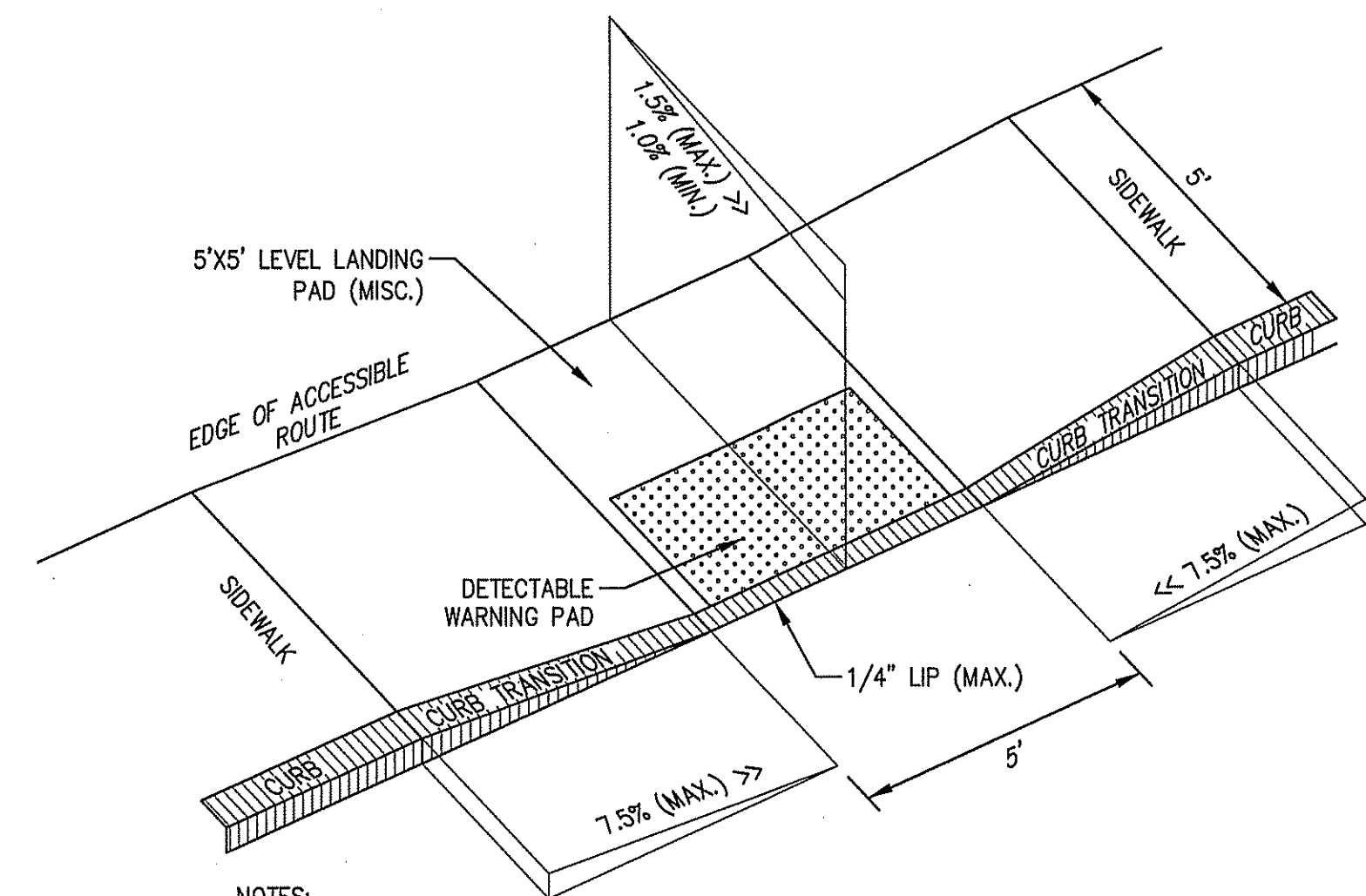
BITUMINOUS CONCRETE SIDEWALK DETAIL  
(NOT TO SCALE)



CAPE COD BERM (CCB)  
(NOT TO SCALE)



PAVEMENT SECTION  
(NOT TO SCALE)

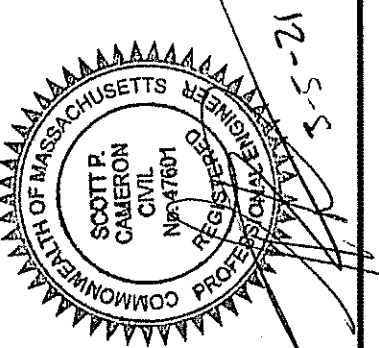
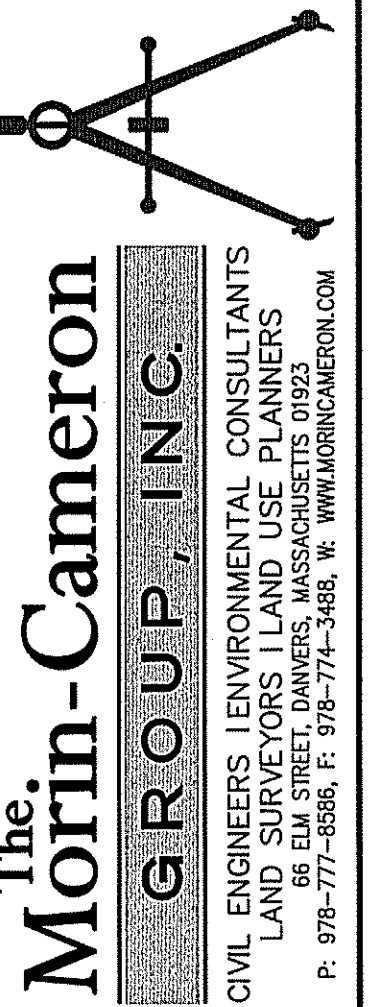


- NOTES:
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
  - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
  - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
  - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  - WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS THE PARKING AREA.

ACCESSIBLE CURB RAMP (ACR)  
(NOT TO SCALE)

## TOPSFIELD ZONING BOARD OF APPEALS COMPREHENSIVE PERMIT

DATE: \_\_\_\_\_



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CHECKED BY: SPC  
APPROVED BY: SPC  
SCALE: AS NOTED  
DATE: MARCH 5, 2021

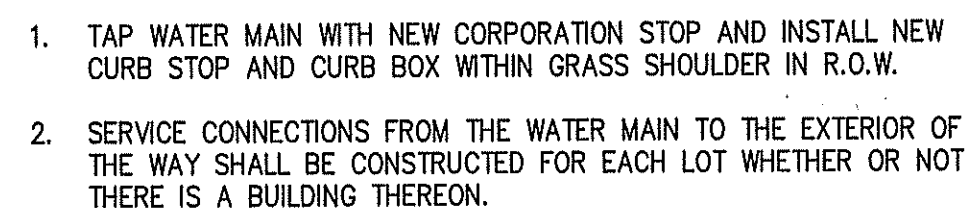
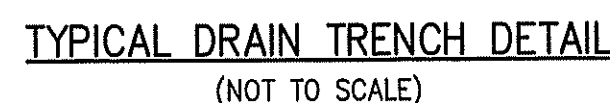
NO.	REVISIONS	DATE
	DESCRIPTION	

COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

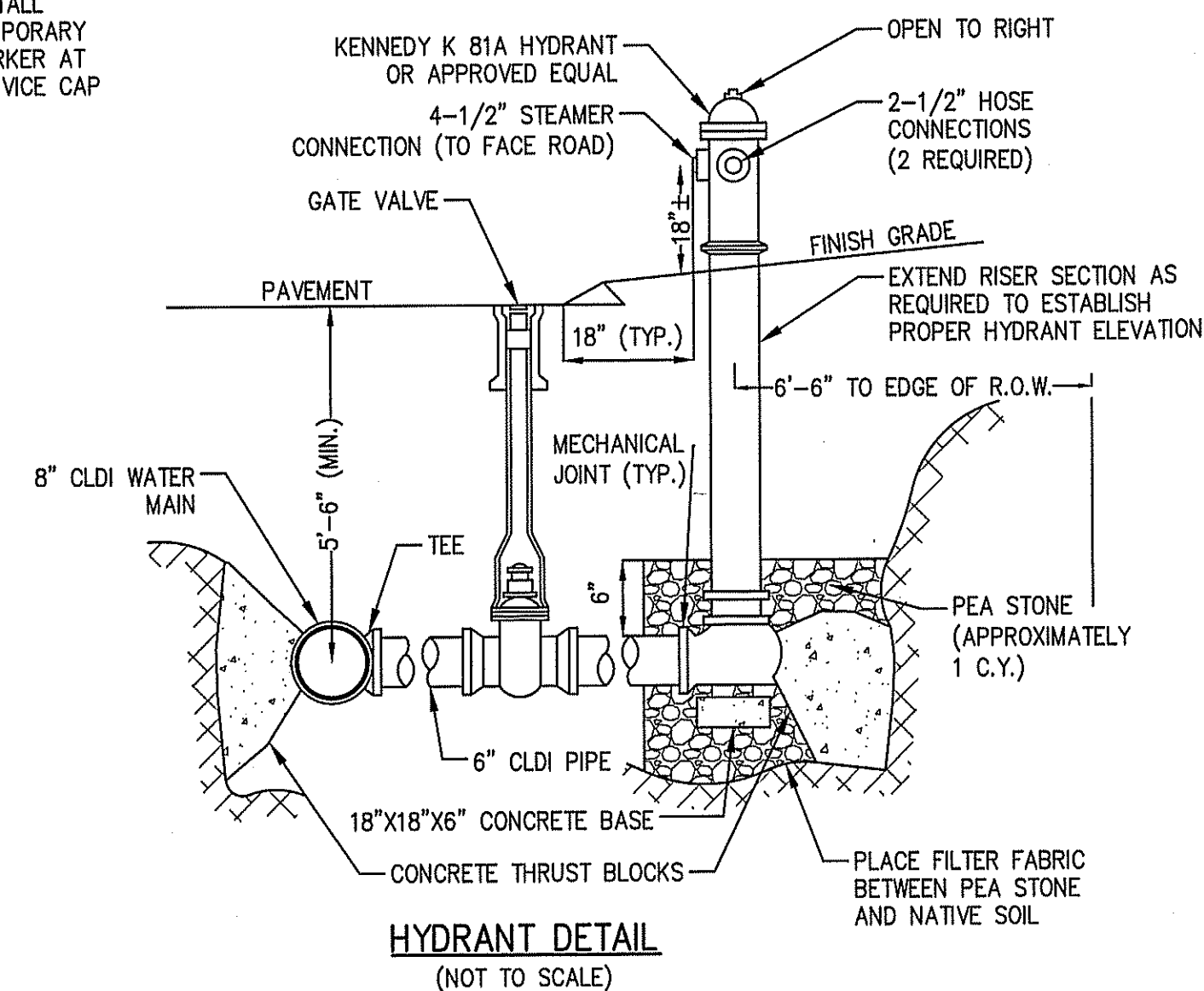
CONSTRUCTION  
DETAILS  
DRAWING NO.  
11 OF 14



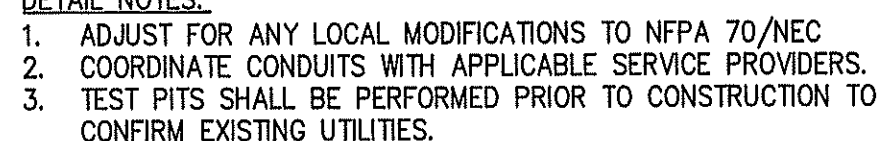
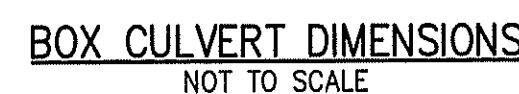
1. ANTI-SEEPAGE COLLAR (AGRI-DRAIN OR APPROVED EQUAL) SHALL BE INSTALLED EVERY 50' ALONG A TRENCH EXCAVATION WHEN THE SLOPE EXCEEDS 4%.
2. SHEETING, IF USED, SHALL BE CUT OFF 12 INCHES (12") ABOVE TOP OF PIPE OR CONDUIT.
3. UNSUITABLE MATERIAL IN TRENCHES SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH ARTICLE 5.1.4.E OF THE TOPSFIELD SUBDIVISION RULES AND REGULATIONS.



(NOT TO SCALE)



(NOT TO SCALE)



### CONDUIT TRENCH DETAIL

(NOT TO SCALE)



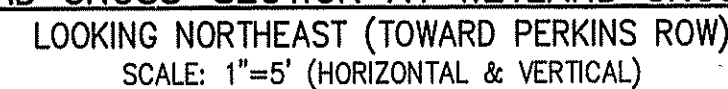
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
4. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.



MIN. BEARING FACE AREAS FOR THRUSTBLOCKS							
	90°	45°	22.5°	TEES	PLUGS	CAPS	HYDRANT
0'-6"	8	5	6	4	4	4	
0'-8"	12	8	5	6	6	6	

\*AREAS IN SQUARE FEET

(NOT TO SCALE)




SCALE: 1" = 5'



NOT TO SCALE

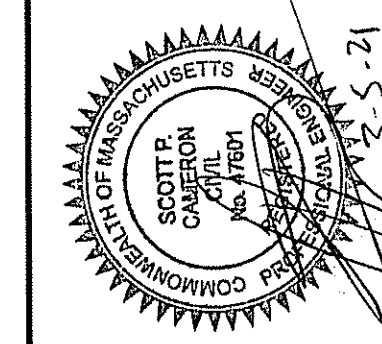
TOPSFIELD ZONING BOARD OF  
APPEALS  
COMPREHENSIVE PERMIT

DATE:



**The.**  
**Morin-Cameron**  
**GROUP, INC.**

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86 ELM STREET, DANVERS, MASSACHUSETTS 01923  
TEL: 978/750-8000 FAX: 978/750-8001  
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APPROVED BY: SPC  
SCALE: AS NOTED

[illegible]

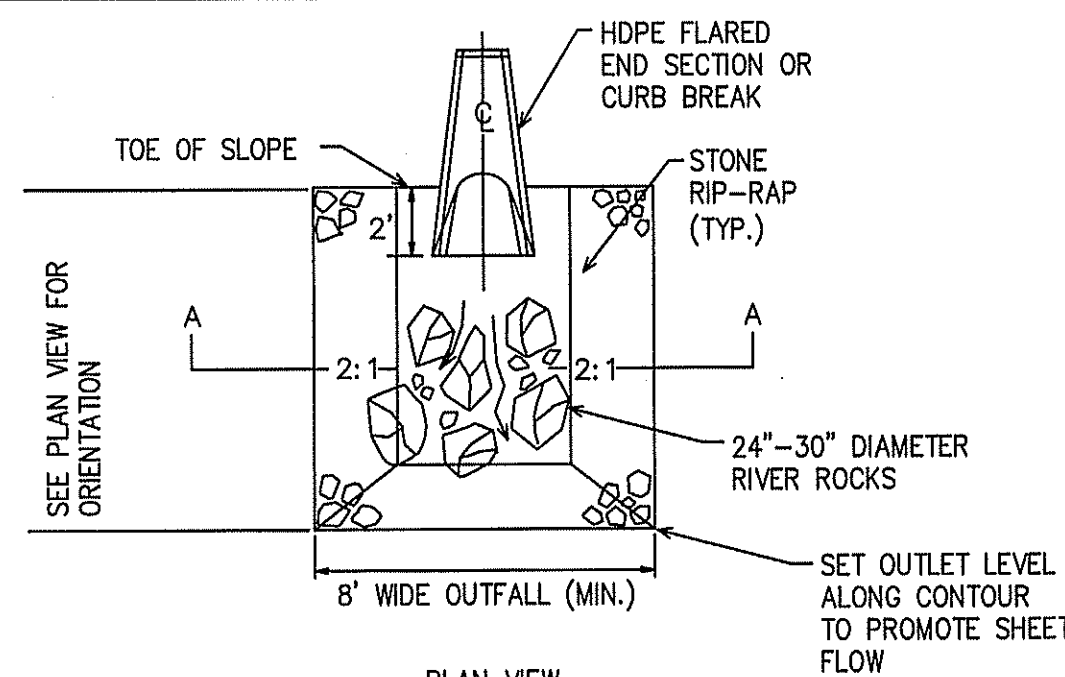
**COMPREHENSIVE PERMIT PLANS**  
**IN**  
**TOPSFIELD, MASSACHUSETTS**  
**57 PERKINS ROW**  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
REVIVING LAUNDRY, LLC

## CONSTRUCTION DETAILS

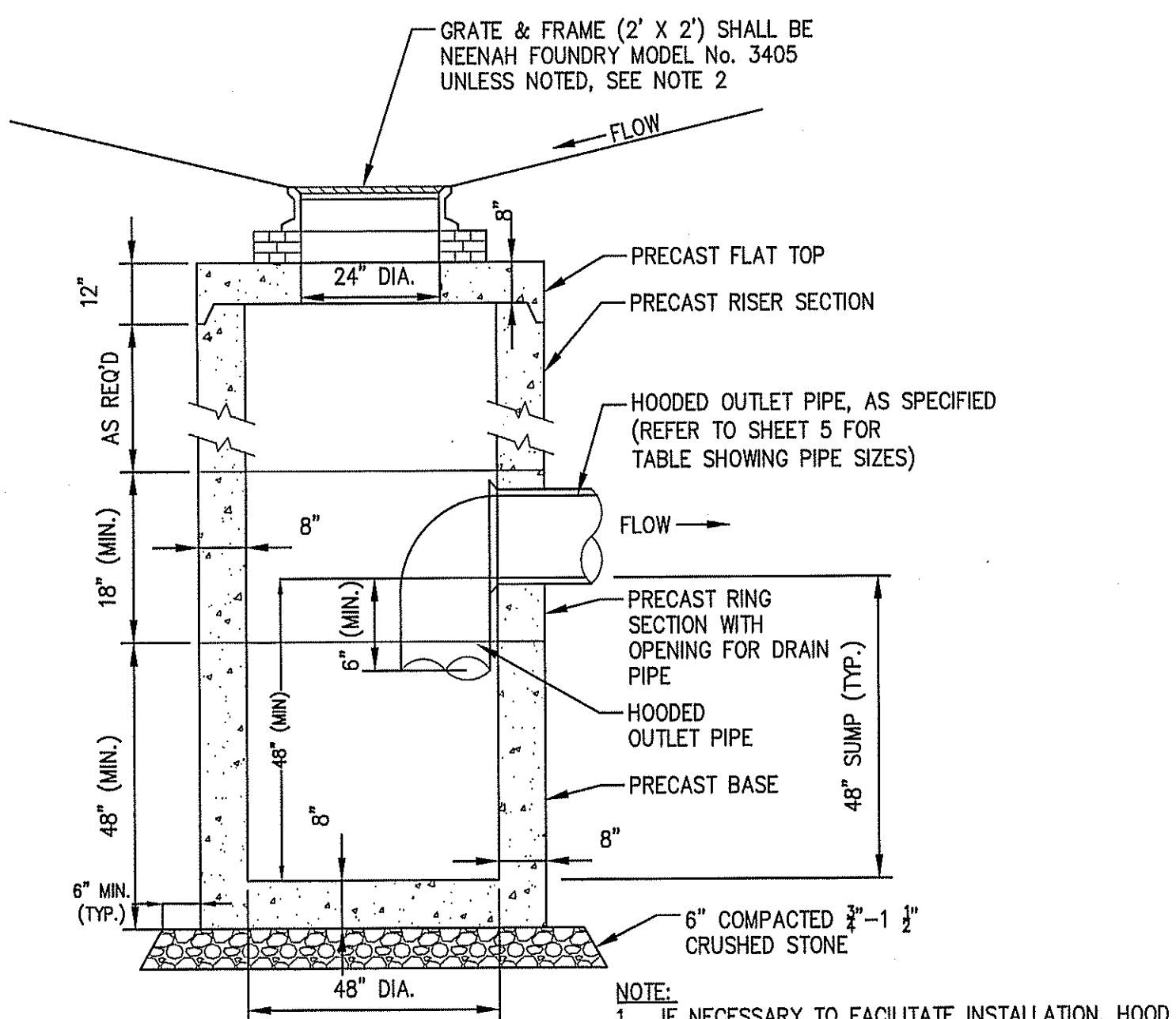
DRAWING NO.

3/ PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

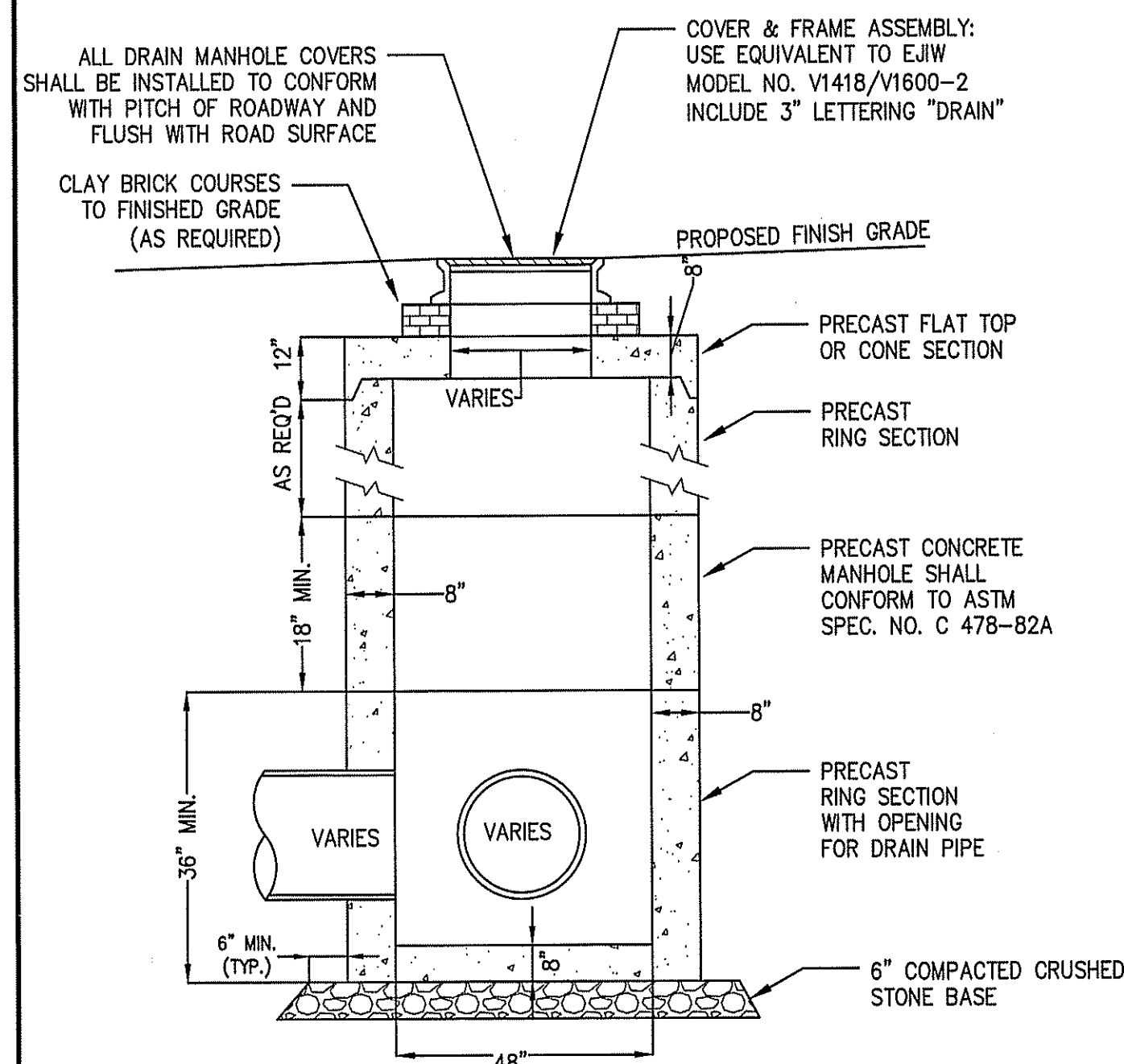




STONE ENERGY DISSIPATOR (INLET/OUTLET PROTECTION)  
(NOT TO SCALE)

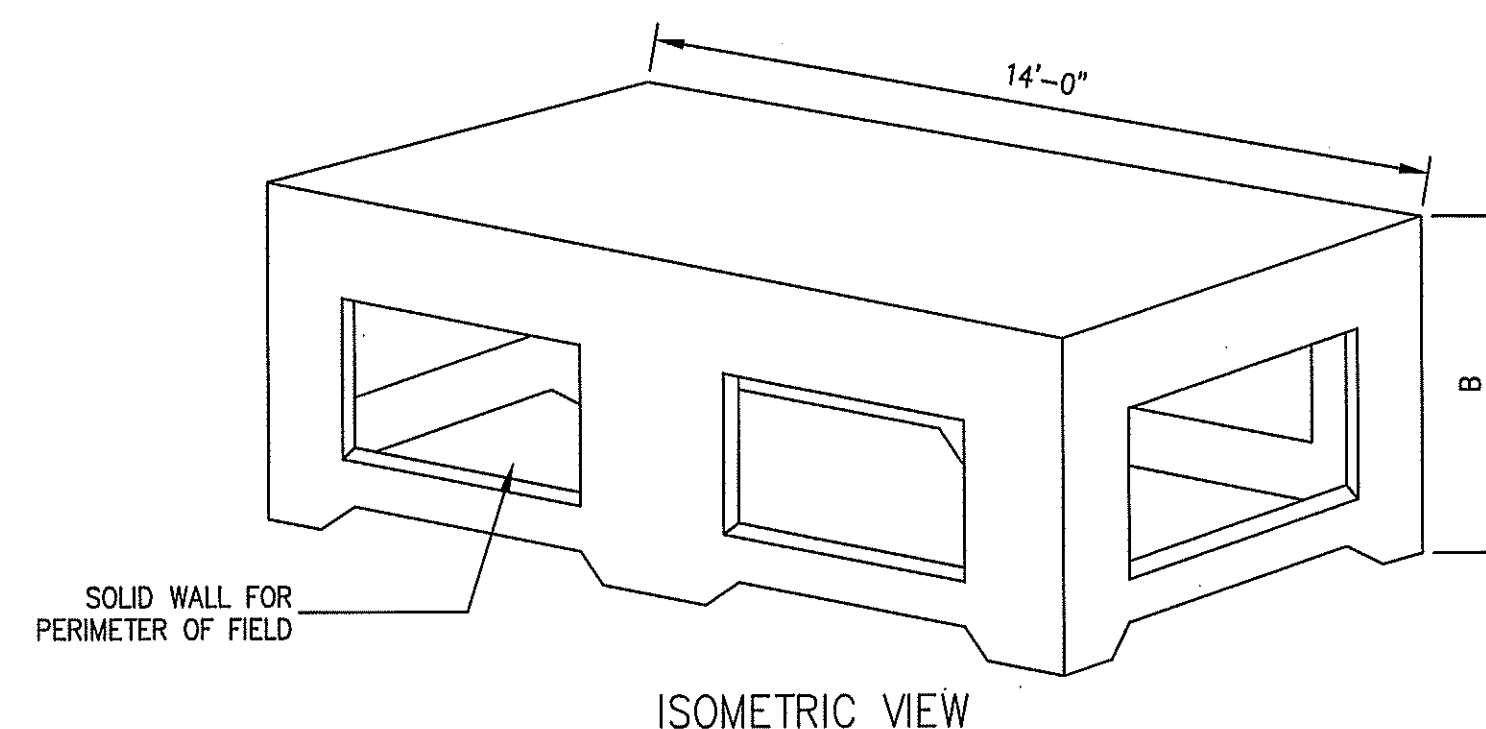


TYPICAL CATCH BASIN  
(NOT TO SCALE)

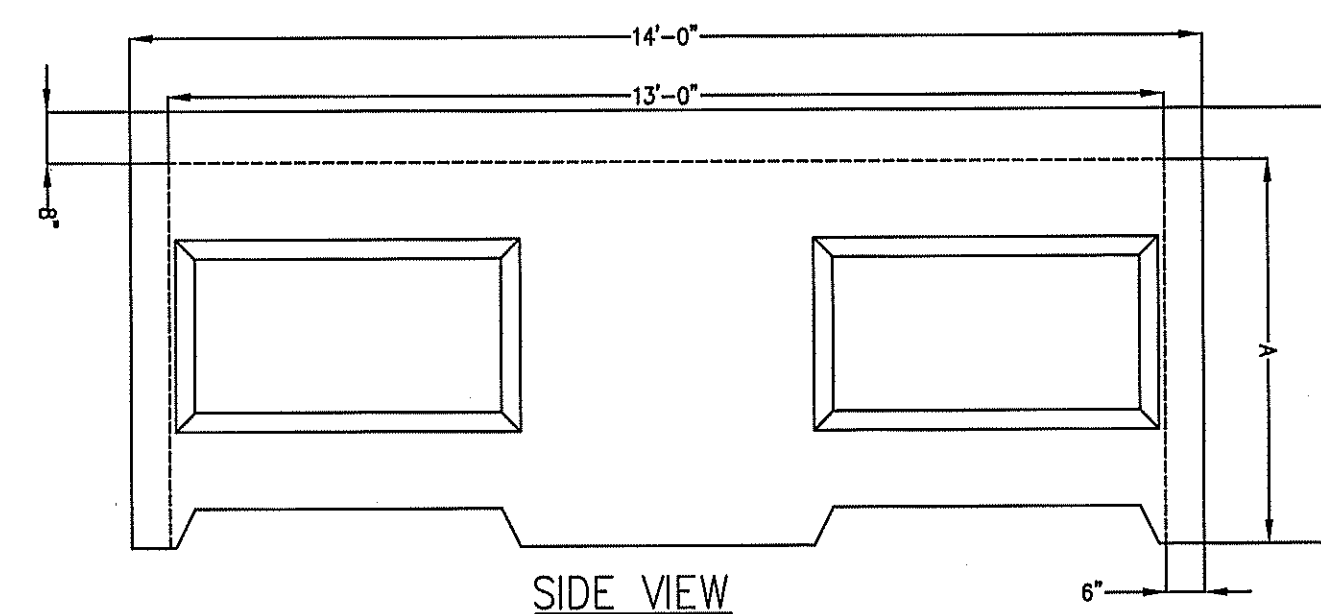


TYPICAL DRAIN MANHOLE  
(NOT TO SCALE)

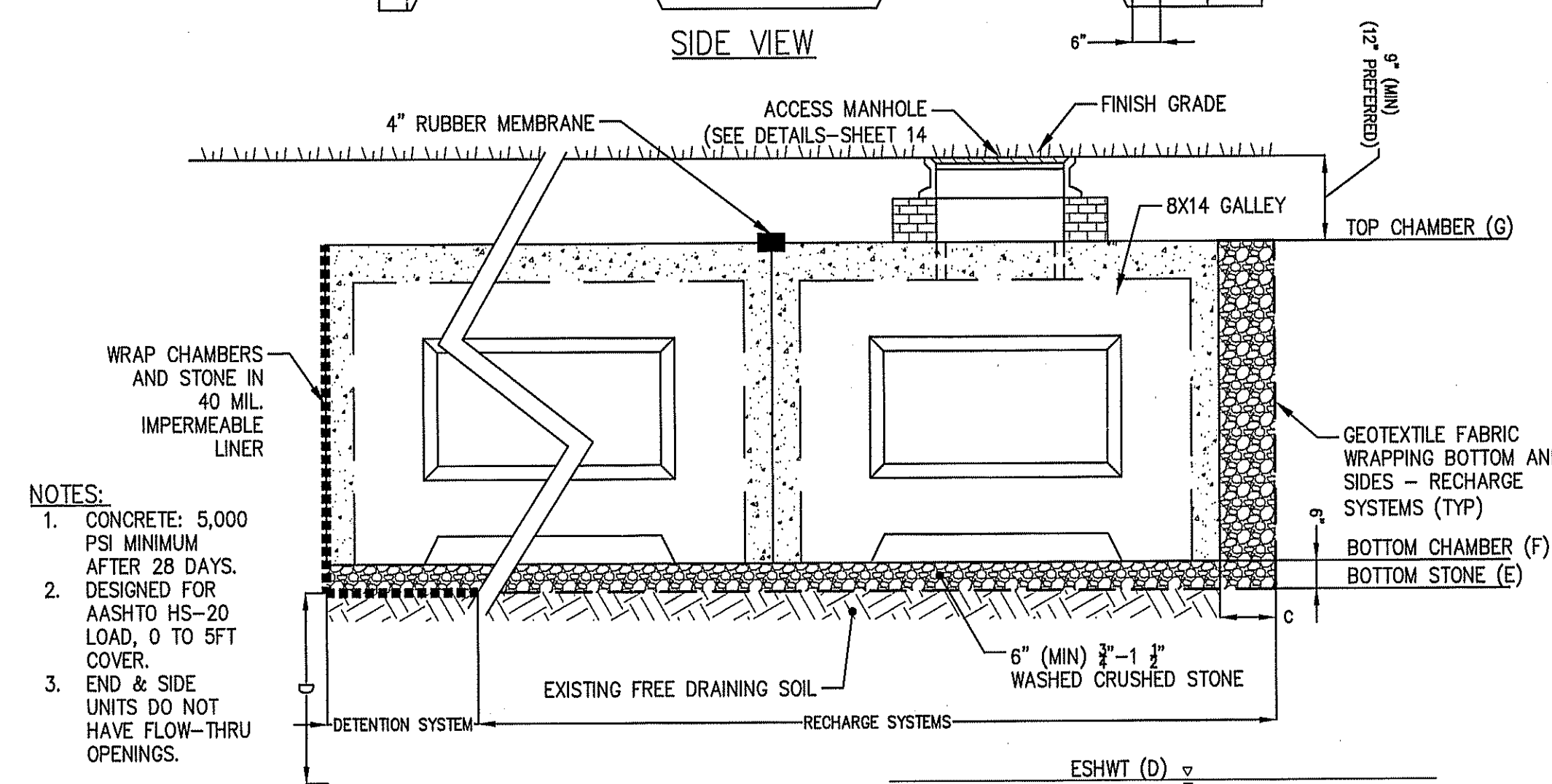
	RS1	RS2	RS3	RS4	D1
A	3'-0"	4'-0"	4'-0"	3'-0"	3'-0"
B	3'-8"	4'-8"	4'-8"	3'-8"	3'-8"
C	12"	12"	12"	12"	0
D	51.5'	47.5'	48.0'	48.0'	40.0'
E	53.50'	49.50'	50.00'	50.00'	40.50'
F	54.00'	50.00'	50.50'	50.50'	41.00'
G	57.67'	54.67'	55.17'	54.17'	46.67'



ISOMETRIC VIEW

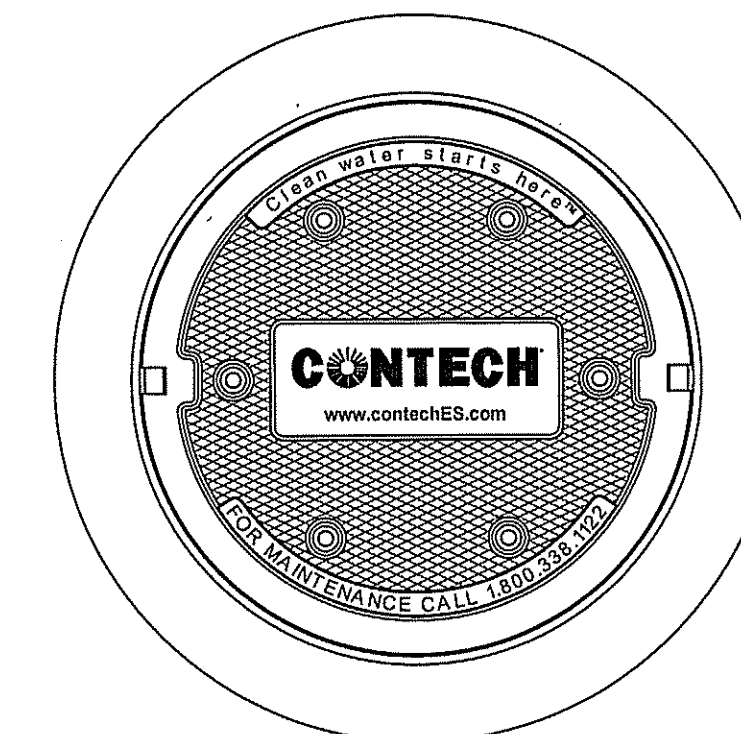


SIDE VIEW

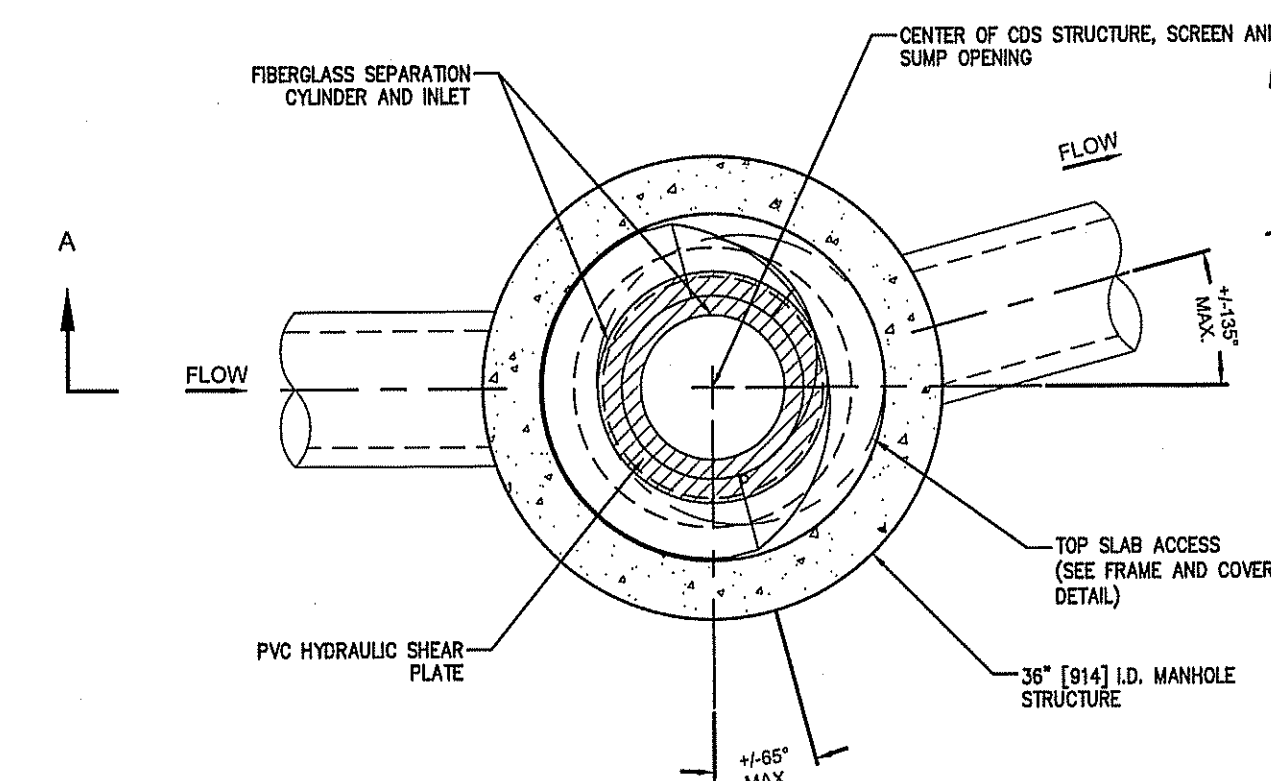


DETAIL SECTION

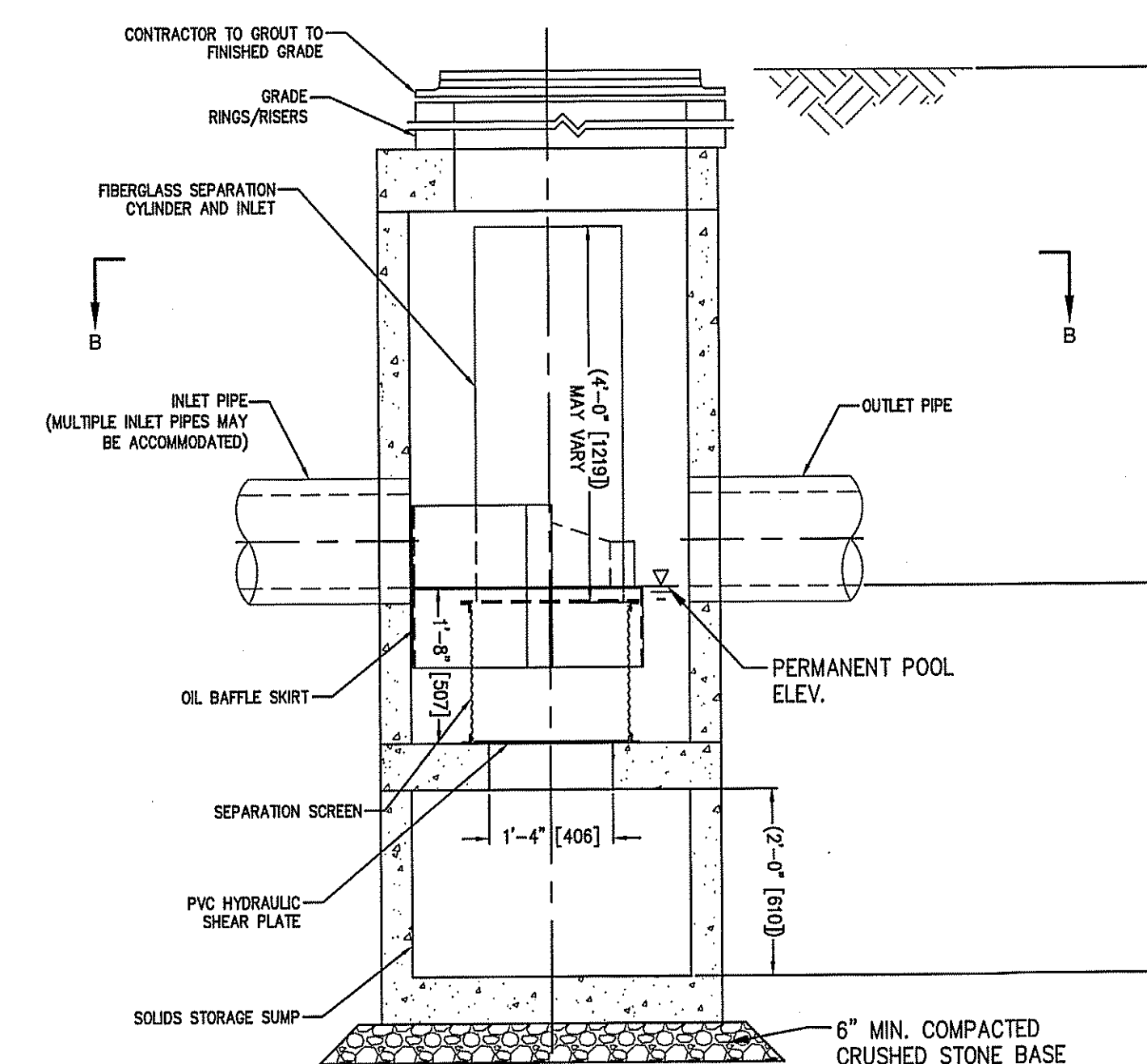
CONCRETE GALLEY SUBSURFACE RECHARGE SYSTEM AND DETENTION SYSTEM  
(NOT TO SCALE)



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.



PLAN VIEW B-B  
N.T.S.



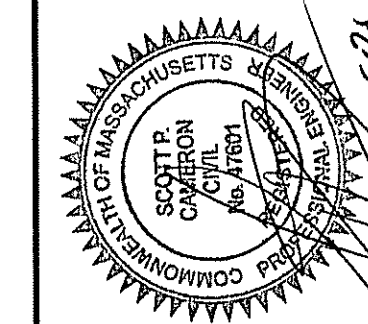
ELEVATION A-A  
N.T.S.

CONTECH CDS1515-3-C (HS1, HS2 & HS3)  
(NOT TO SCALE)

TOPSFIELD ZONING BOARD OF  
APPEALS  
COMPREHENSIVE PERMIT

DATE: \_\_\_\_\_

The Morn-Cameron  
GROUP, INC.  
CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS  
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SCALE: AS NOTED  
DATE: MARCH 5, 2021

NO.	DESCRIPTION	DATE

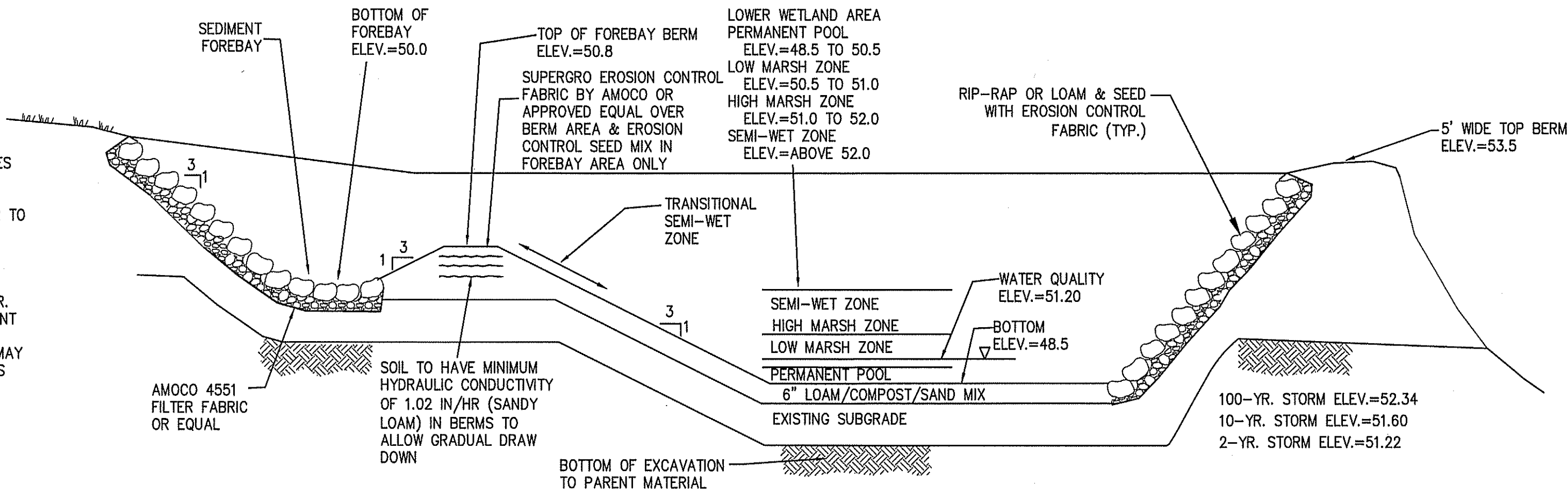
COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR:  
PERKINS LANDING, LLC.

CONSTRUCTION  
DETAILS  
DRAWING NO.  
13 OF 14

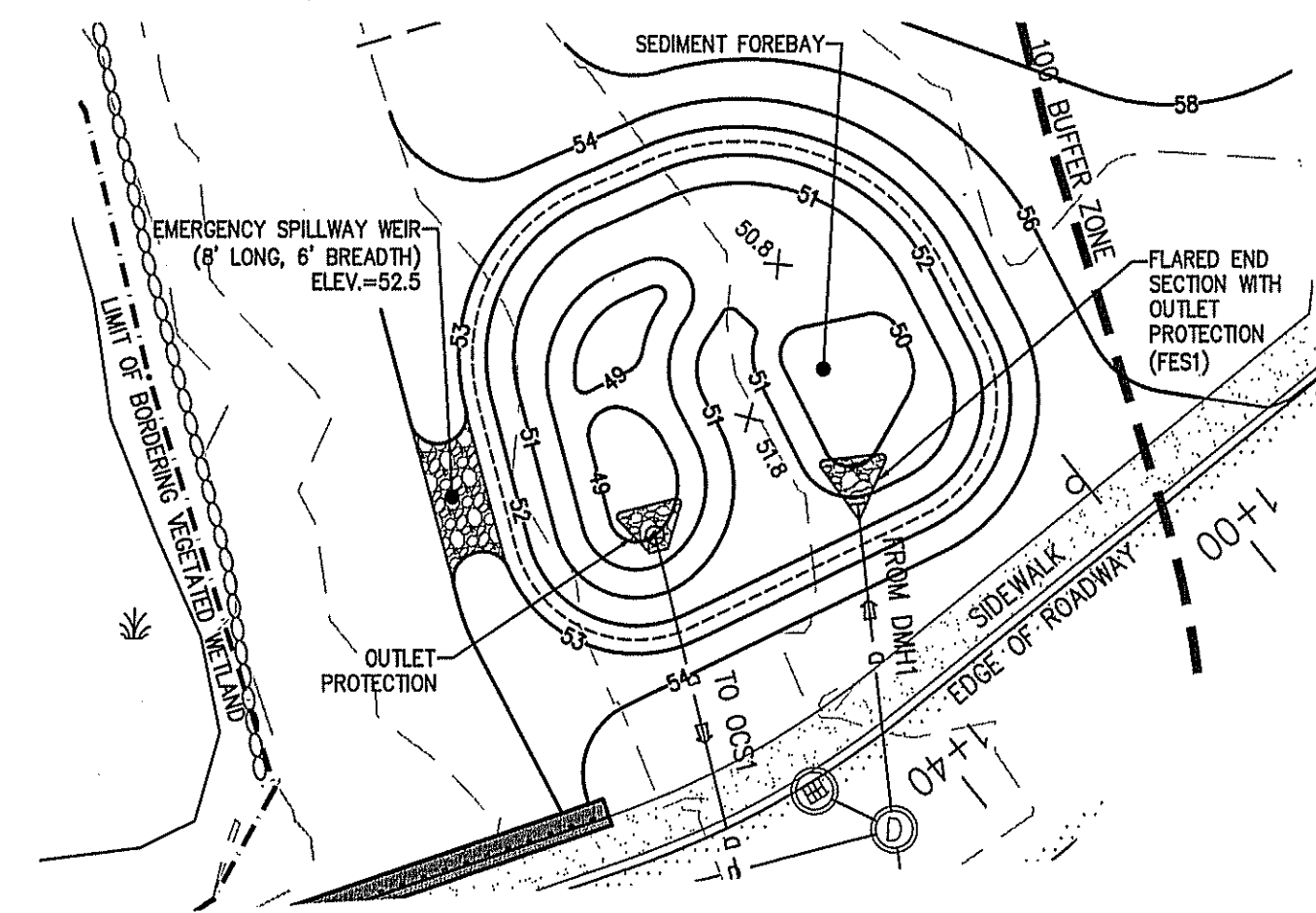


CONSTRUCTED WETLAND NOTES:

1. SEE LANDSCAPE PLAN FOR PLANT LOCATIONS, QUANTITIES AND SPECIES AND LOAM SPECIFICATION.
2. SEE DETAIL ON SHEET 5 OF 14 FOR CONSTRUCTED WETLAND GRADING.
3. CONTRACTOR SHALL NOT DISCHARGE ANY CONSTRUCTION STORMWATER TO CONSTRUCTED WETLAND.
4. ALL AREAS WITHIN THE CONSTRUCTED WETLAND SHALL BE FULLY STABILIZED BEFORE BEING PLACED INTO SERVICE.
5. GRADING AND PLANTING OF THE CONSTRUCTED WETLAND SHALL BE OVERSEEN BY THE PROJECT WETLAND SCIENTIST AND DESIGN ENGINEER.
6. CONTRACTOR TO PRESERVE EXISTING TREES AND VEGETATION TO EXTENT PRACTICABLE.
7. SEED AREAS ABOVE WETLAND SYSTEM WITH EROSION CONTROL MIX. MAY REQUIRE ADDITIONAL SLOPE STABILIZATION WHILE VEGETATION BECOMES ESTABLISHED TO PREVENT EROSION.

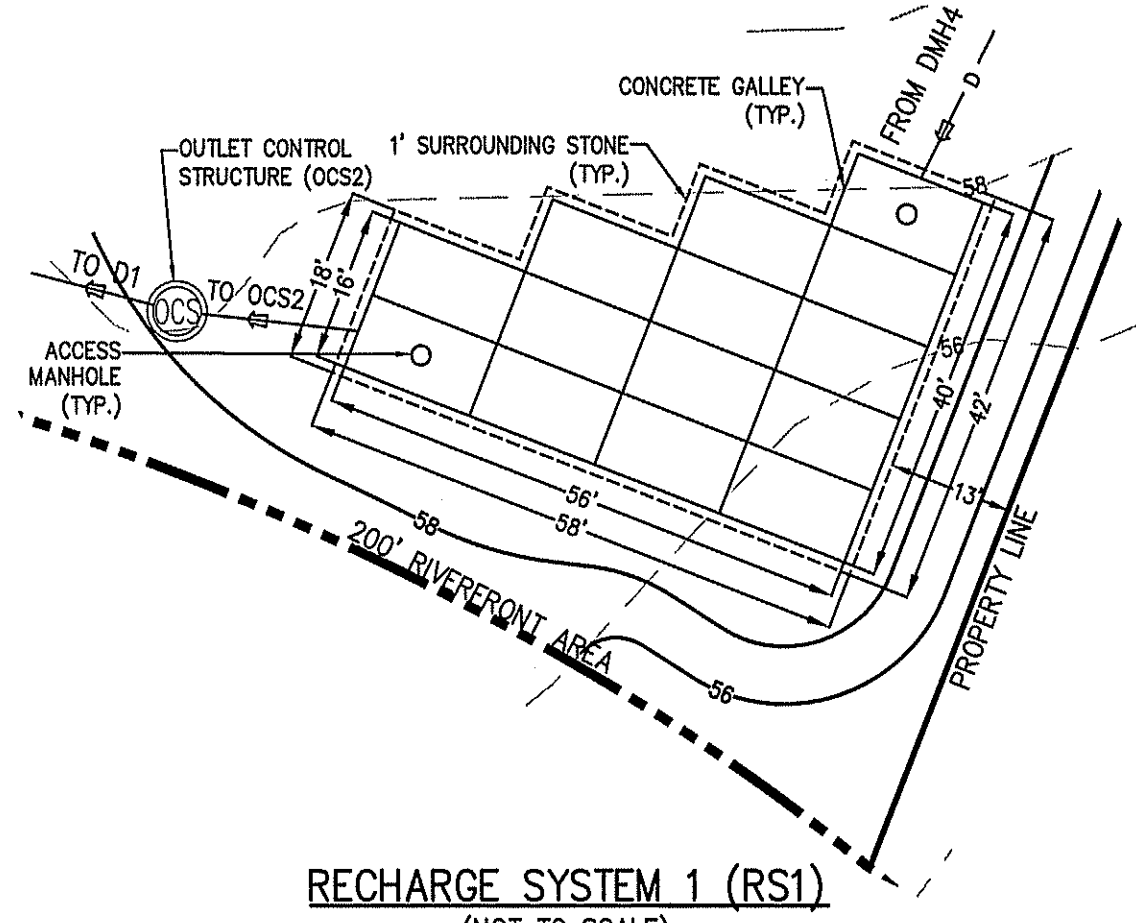


CONSTRUCTED POCKET WETLAND  
(NOT TO SCALE)

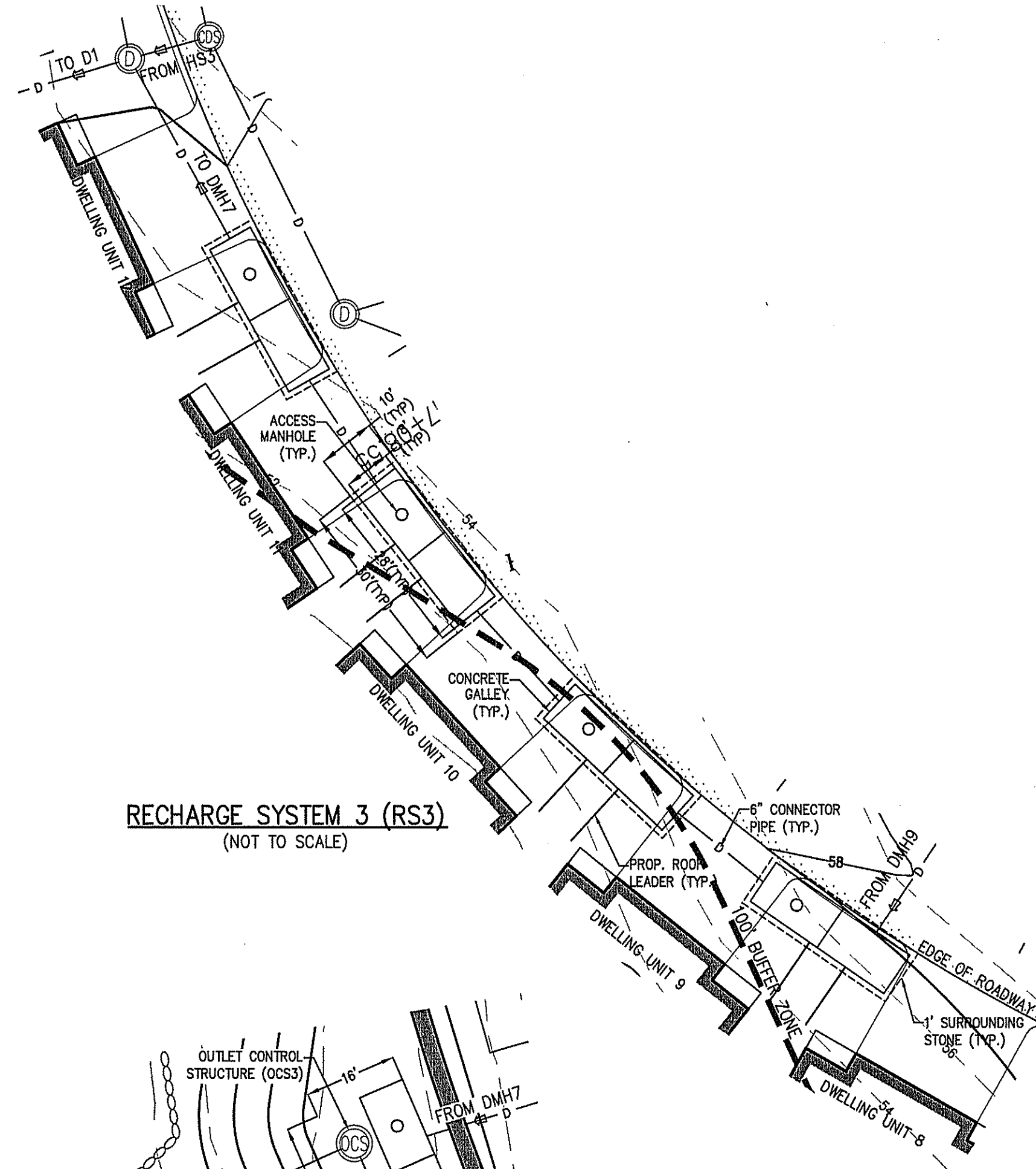


TOPSFIELD ZONING BOARD OF  
APPEALS  
COMPREHENSIVE PERMIT

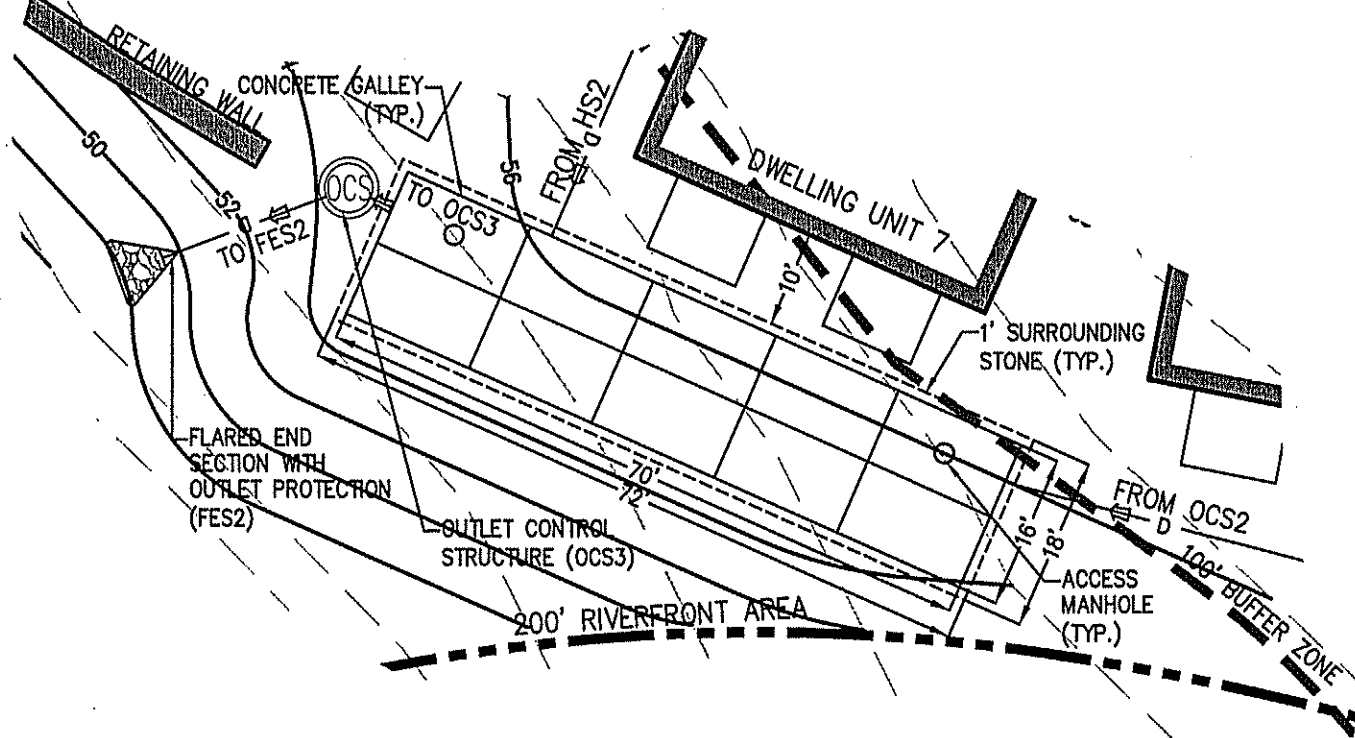
DATE: \_\_\_\_\_



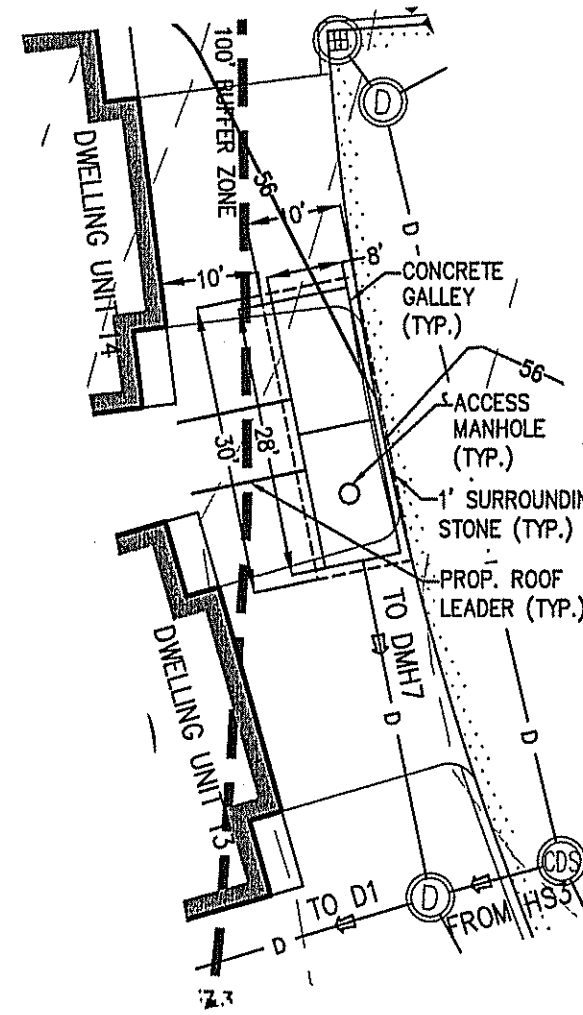
RECHARGE SYSTEM 1 (RS1)  
(NOT TO SCALE)



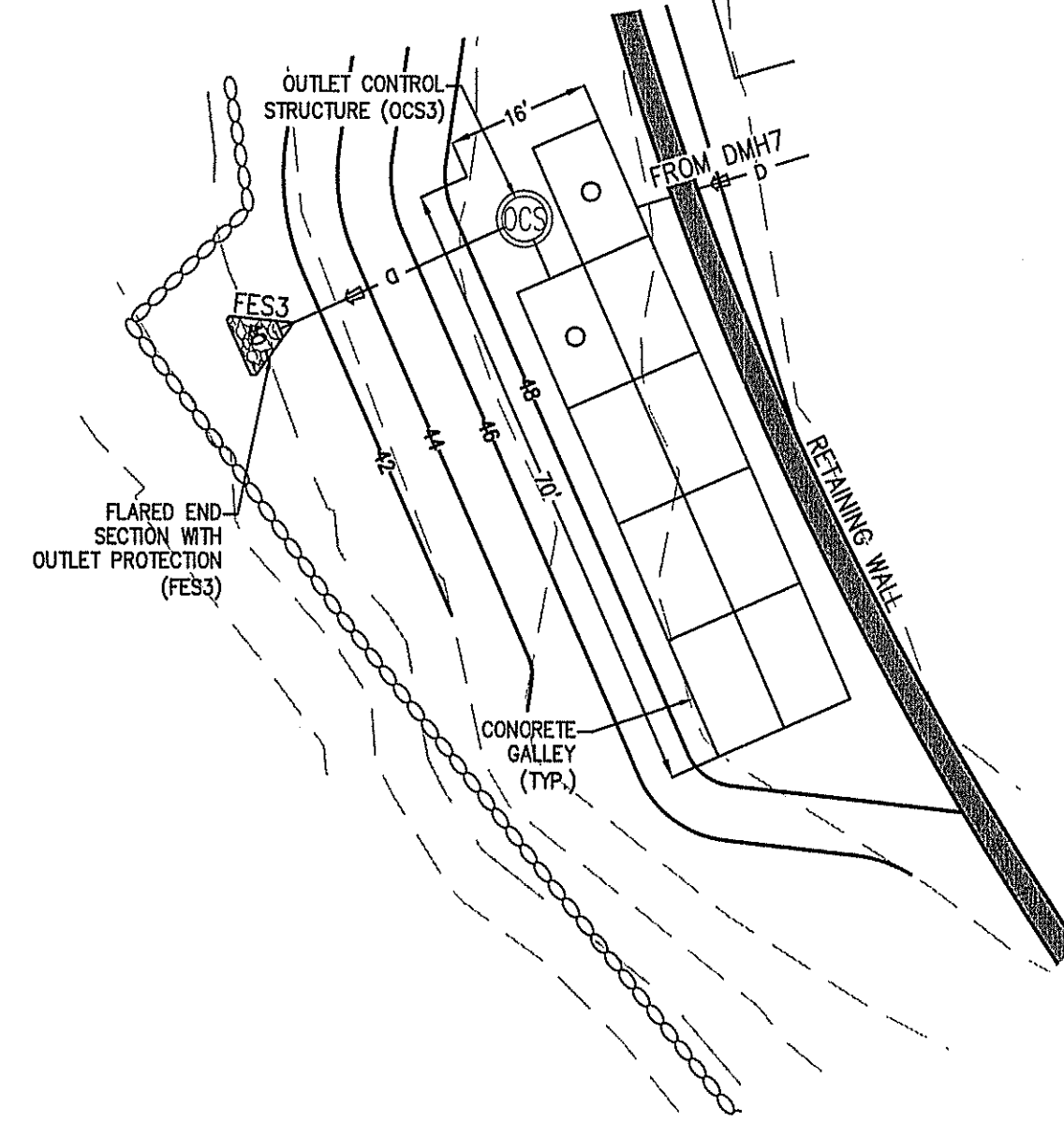
RECHARGE SYSTEM 3 (RS3)  
(NOT TO SCALE)



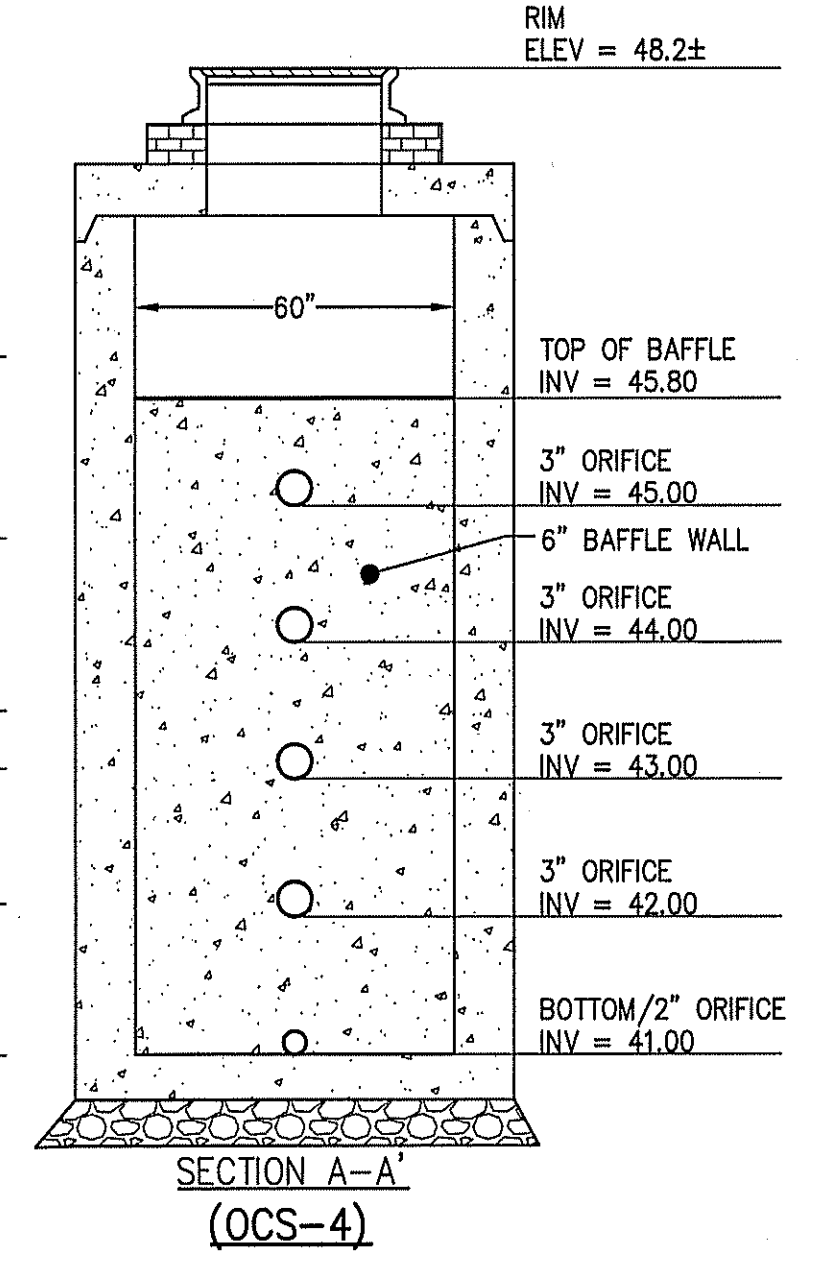
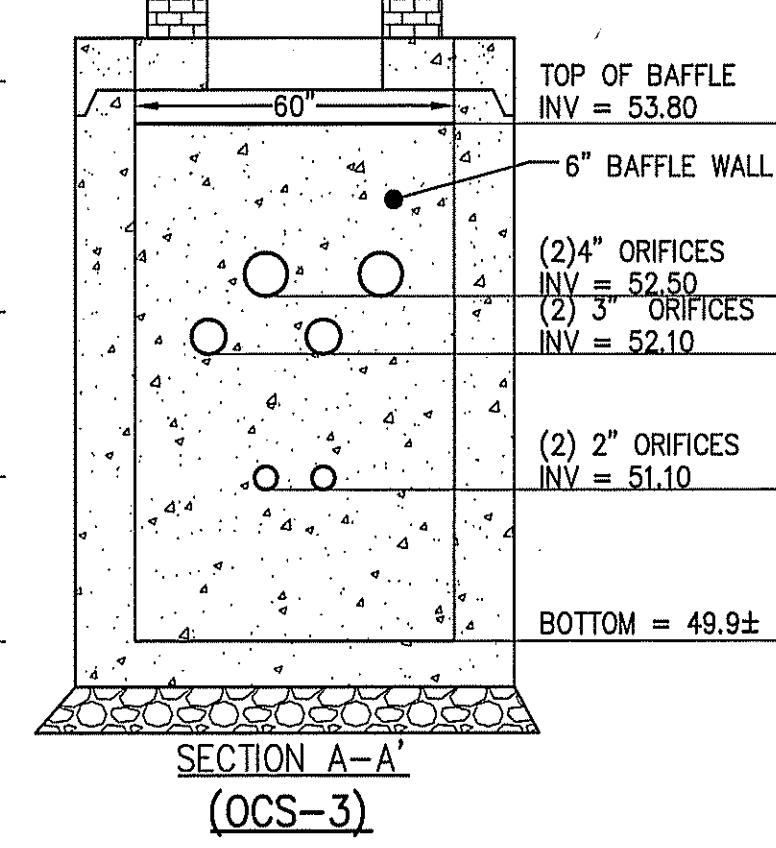
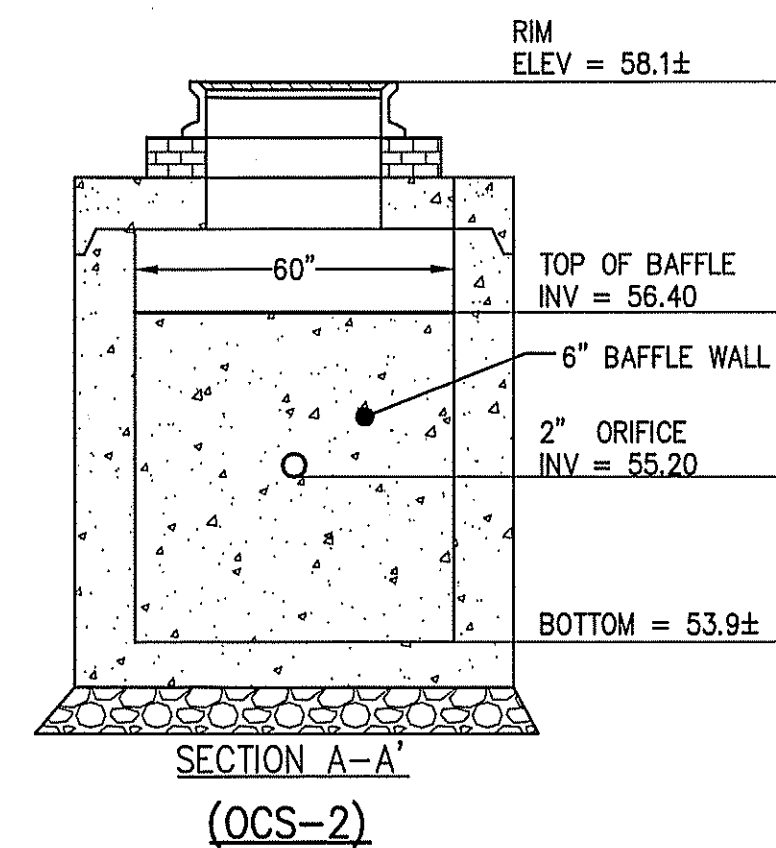
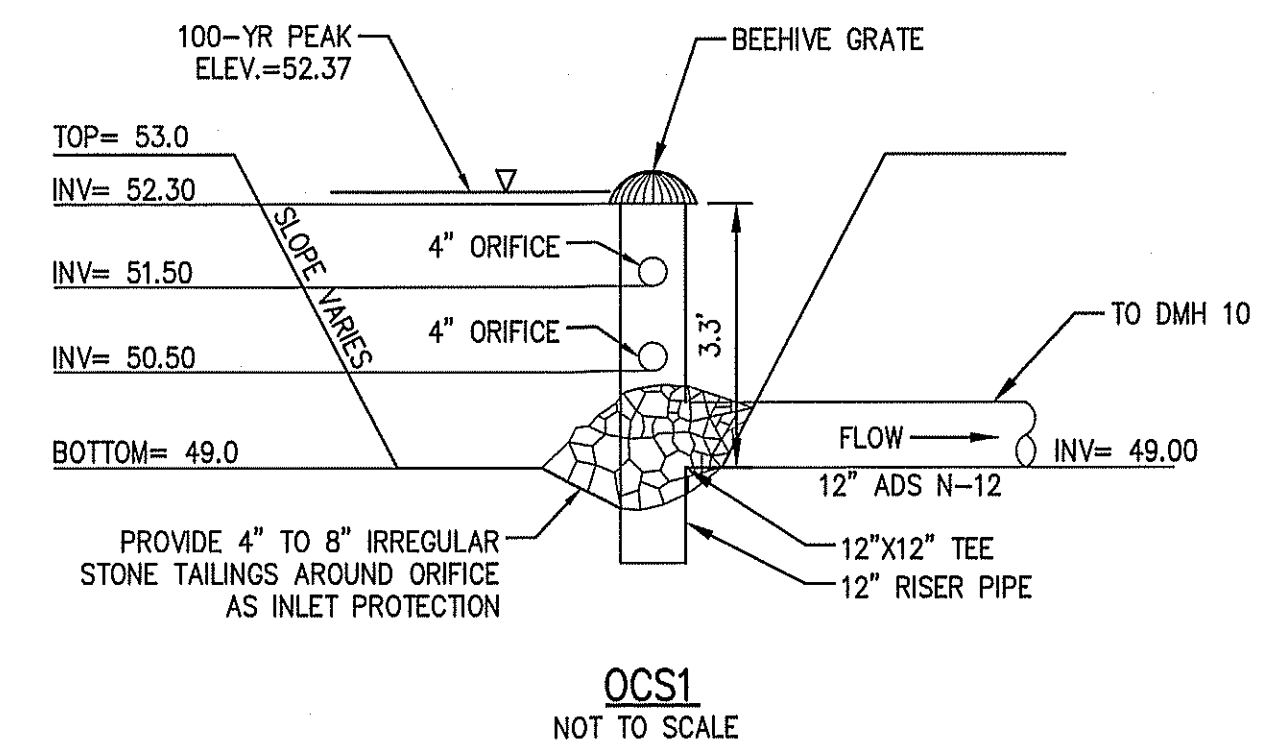
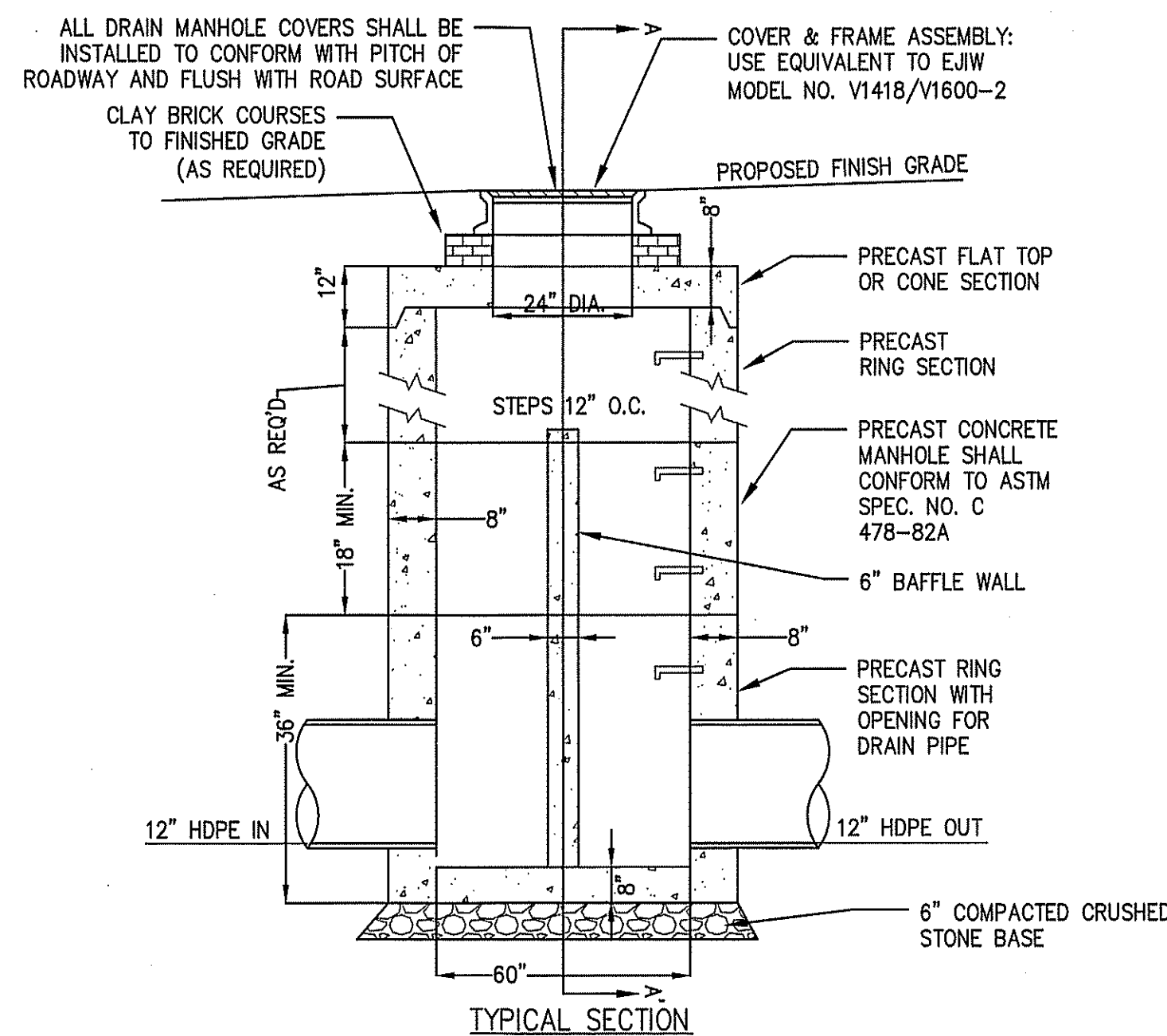
RECHARGE SYSTEM 2 (RS2)  
(NOT TO SCALE)



RECHARGE SYSTEM 4 (RS4)  
(NOT TO SCALE)



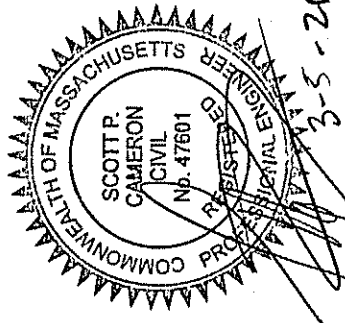
DETENTION SYSTEM (D1)  
(NOT TO SCALE)



NOTE: BAFFLE WALL TO BE SECURED TO PRECAST MANHOLE AND THE BOTTOM AND SIDES SHALL BE GROUTED WITH HYDRAULIC CEMENT.

OUTLET CONTROL STRUCTURES  
(NOT TO SCALE)

**The Morin-Cameron GROUP, INC.**  
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SURVEY BY: MCG  
DRAFTED BY: WAS  
CHECKED BY: SPC  
APPROVED BY: SPC  
SCALE: AS NOTED  
DATE: MARCH 5, 2021

NO.	REVISIONS	DATE
	DESCRIPTION	

COMPREHENSIVE PERMIT PLANS  
IN  
TOPSFIELD, MASSACHUSETTS  
57 PERKINS ROW  
(ASSESSOR'S MAP 58, LOT 25)  
PREPARED FOR  
PERKINS LANDING, LLC.

CONSTRUCTION  
DETAILS  
DRAWING NO.  
14 OF 14