

ENGLISH COMMONS, LLC.
 460 BOSTON STREET
 TOPSFIELD, MA 01983

BEALS ASSOCIATES INC.

2 THIRTEENTH STREET CHARLESTOWN, MA 02129
 PHONE: 617-242-1120 FAX: 617-242-1190

APPROVED:
 TOPSFIELD PLANNING BOARD
 DATE:

LEGEND

- WETLAND FLAG
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FOUNDATION DRAIN
- PROPOSED STORMWATER LINE
- PROPOSED SEPTIC LINE
- PROPOSED EROSION CONTROL
- PROPOSED CONTOUR
- SETBACKS
- 100' WETLAND BUFFER ZONE
- PROPOSED STREETLIGHT
- PROPOSED FENCE
- ZONE A BUFFER
- ZONE B BUFFER
- PROPOSED FOUNTAIN
- PROPOSED CATCH BASINS/OSS
- PROPOSED DRAIN MANHOLE
- PROPOSED SEPTIC TANK
- PROPOSED FIRE HYDRANT
- EXISTING TREE

GRAPHIC SCALE

(IN FEET)
 1 inch = 40 ft.

10/6/09

5.	ISSUED FOR APPROVAL	10-06-09
4.	REVISED PER PLANNING BOARD COMMENTS	09-23-09
3.	REVISED PER PLANNING BOARD COMMENTS	09-15-09
2.	REVISED FOR MASSHIGHWAY ENTRANCE AND LANDSCAPING	08-25-09
1.	REVISED PER SUBSPACE DISPOSAL SYSTEM	08-05-09
NO.	REVISION/ISSUE	DATE

ROUTE 1 ENTRANCE PLAN

PLANS FOR

ENGLISH COMMONS AT TOPSFIELD
 12 BOSTON STREET
 TOPSFIELD, MA

PROJECT	DESIGN	SHEET
C-484.04	TJM	19 OF 20
DATE	CHECKED	
AUGUST 13, 2009	CAT/NML	
SCALE	REVISED	
AS NOTED	GMS	

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 PATHS:\Data\C-484.04 Topsfield\Autocad\C-484.04 PB-SDS Set (REV 10-6-09).dwg, R11 ENT PLAN, 10/19/2009 2:45:38 PM

- NOTE:**
1. THIS PLAN IS BASED ON A PLAN TITLED EXISTING CONDITIONS PLAN BY BEALS ASSOCIATES, INC. DATED AUGUST 8, 2007.
 2. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND AS SUCH SHALL NOT BE USED FOR CONSTRUCTION.
 3. NO ADDITIONAL BUILDABLE LOTS MAY BE CREATED FROM THIS PROPERTY.
 4. A PORTION OF THE ZONE A, NO BASE ELEVATION, CROSSES ONTO THE SITE. SEE FEMA MAP 250106 0002 D.
 5. ZONING DISTRICT: OUTLYING RESIDENTIAL & AGRICULTURAL DISTRICT, SCENIC OVERLAY DISTRICT.
 6. THE ANNUAL TOWN MEETING IN MAY 2008 VOTED TO INCLUDE THIS PROPERTY IN THE ELDERLY HOUSING DISTRICT.
 7. NO ZONE C PROTECTIVE AREA TO AN ORW IS PRESENT ON THIS SITE AS PER MASSGIS MAPPING DATED MARCH 2009.
 8. WETLAND BOUNDARIES SHOWN WERE DEFINED BY AN ORDER OF RESOURCE AREA DELINEATION ISSUED BY THE TOPSFIELD CONSERVATION COMMISSION DECEMBER 20, 2007.
 9. EXISTING TREES TO REMAIN TO MAXIMUM EXTENT POSSIBLE.

