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.

PREPARED FOR:

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

- STATE JURISDICTION
- TOPSFIELD JURISDICTION
- 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
- ZONE A BUFFER
- ZONE B BUFFER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100ft.

NO.	REVISION/ISSUE	DATE
3.	ISSUED FOR APPROVAL	10-06-09
2.	REVISED FOR MASSHIGHWAY ENTRANCE AND LANDSCAPING	08-25-09
1.	REVISED PER SUBSURFACE DISPOSAL SYSTEM	08-05-09

EXISTING CONDITIONS

PLANS
FOR
ENGLISH COMMONS AT TOPSFIELD
12 BOSTON STREET
TOPSFIELD, MA

PROJECT	DESIGN	SHEET
C-484.04	TJM	2 OF 20
DATE JUNE 17, 2009	CHECKED CAT/TML	
SCALE AS NOTED	REVISED GMS	

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