

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

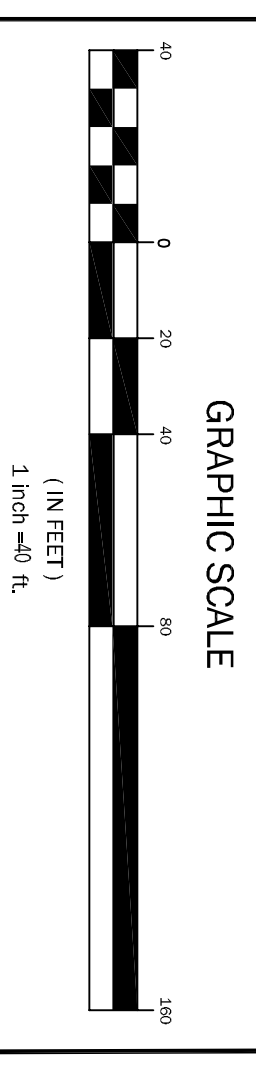
**BEALS ASSOCIATES INC.**

2 THIRTIETH 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
	PROPOSED DRAIN MANHOLE



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

**DRIVEWAY LAYOUT**

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

PROJECT	DESIGN	SHEET
C484.04	TJM	9 OF 20
DATE	CHECKED	
JUNE 17, 2009	CA/TJM	
SCALE	REVISION	
AS NOTED	GMS	

- 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.

