

# BEALS ASSOCIATES INC.

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**October 28, 2015**

**Ms. Martha A. Morrison, Chair, Topsfield Planning Board**  
c/o Ms. Roberta Knight, Purchasing and Community Development Coordinator  
Town of Topsfield  
Town Hall, 8 West Common Street  
Topsfield, MA 01983

**Reference: Hickory Beech Subdivision  
19 Evergreen Lane (Lot 20)  
Revised Plans**

Dear Ms. Morrison and Members of the Board:

As a result of ongoing discussion between the owners of Lot 20 and the adjacent property to the north, the two property owners have found a way to cooperate regarding the grading between the two properties and eliminate the retaining wall and railing that was originally proposed along the northerly edge of the driveway. The edge of the driveway will now feature a backslope that will tie into the current grades along the abutting property. This slope will be coordinated in the field between the two property owners during the construction activities for the driveway.

The Lot 20 property owner has also expressed a desire to include a walkout basement at the rear of the proposed dwelling. In order to accomplish this, the grading at the rear of the house will need to remain at or slightly below the existing grades. The previously approved lot design featured fill in this area to accommodate a pipe that conveyed runoff from the end of the driveway to the sediment forebay. In order to allow the grades to be low enough to allow a walk out basement, the discharge pipe to the forebay was eliminated and a small stormwater detention system has been designed to be located under the paved driveway.

This system has been designed to capture and attenuate runoff to below the predevelopment rates. The Nyoplast basin has been relocated to ensure capture of runoff along the length of the driveway and will discharge to the new system. The system is comprised of three (3) perforated 24-inch diameter corrugated plastic pipes with a crushed stone bed wrapped in fabric surrounding the pipes. Revised stormwater calculations and a summary table are attached to this letter.

We feel these changes are minor in nature and result in a more attractive home site that meets the needs of the lot owner and the abutter while maintaining the intent of the original

Martha Morrison  
Hickory Beech Lot 20  
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Stormwater Management Permit. We are sending a copy of this information to Rich Kosian at Beals and Thomas for his review as well. We look forward to discussing this matter with you at your earliest convenience.

Sincerely,

**Beals Associates, Inc.**

A handwritten signature in blue ink, appearing to be 'LMB', with a stylized flourish at the end.

Lawrence M. Beals

A handwritten signature in blue ink, appearing to be 'Tyler R. Glode', written in a cursive style.

Tyler R. Glode, EIT

Enc.

cc: Richard P. Kosian, PE