

**PRELIMINARY OPEN SPACE
DEVELOPMENT PLAN**

AT
116 & 120 HILL STREET
(ASSESSOR'S MAP 68, LOTS 47 & 48)
TOPSFIELD, MASSACHUSETTS

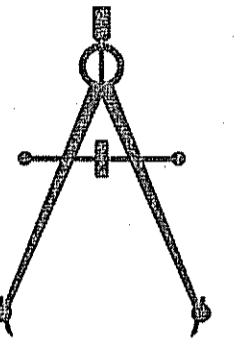
PREPARED FOR
NEW MEADOWS DEVELOPMENT, LLC

DATE: SEPTEMBER 10, 2015
REVISED: OCTOBER 30, 2015
NOVEMBER 30, 2015
DECEMBER 7, 2015

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
447 BOSTON STREET - U.S. ROUTE 1, TOPSFIELD, MASSACHUSETTS 01963
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**MARKUP FOR BOARD OF HEALTH TEST
HOLE LOCATIONS**
JANUARY 13, 2016

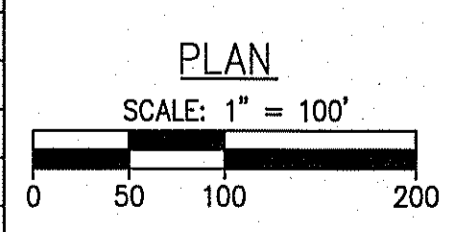
TEST HOLE NOTE:
ALL TEST HOLES LOCATED BY
FIELD INSTRUMENT SURVEY BY THE
MORIN-CAMERON GROUP, INC.
EXCEPT FOR THE FOLLOWING TEST
HOLES WHICH SHOULD BE
CONSIDERED APPROXIMATE:

- TP 15-34
- TP 15-35
- TP 15-36
- TP 15-95
- TP 15-96
- TP 15-97



**ZONING TABLE FOR OUTLYING RESIDENTIAL
& AGRICULTURAL DISTRICT (ORA)**

DESCRIPTION	REQUIREMENT
LOT AREA (LA)	87,120 SF
FRONTAGE	200 FT.
LOT DEPTH	200 FT. AVERAGE
LOT WIDTH	160 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	40 FT.
MAXIMUM HEIGHT/STORIES	35 FT./2.5
MAXIMUM BUILDING AREA	15%
MINIMUM OPEN SPACE	50%
MINIMUM BUILDABLE AREA (BA)	30,000 SF



**CONVENTIONAL
LITTING
PROOF PLAN**

DRAWING NO.
16B OF 16

NOTE:
IRREGULAR SHAPE FACTOR (ISF): LOT AREA > 35% OF A
SQUARE LOT OF THE SAME PERIMETER. PROJ. #3352
DRAWING: 3352 MAIN