

ZONING DISTRICT: RESIDENCE
 -AGRICULTURAL DISTRICT (R-A)
 W/ HISTORIC OVERLAY DISTRICT

MINIMUM LOT AREA = 2 ACRES
 MINIMUM LOT FRONTAGE = 250 FEET
 FRONT YARD SETBACK = 50 FEET
 SIDE YARD SETBACK = 25 FEET
 REAR YARD SETBACK = 25 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 MAXIMUM BUILDING HEIGHT = 3 STORIES

ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE CLOSER THAN 50 FEET FROM THE FRONT LOT LINE, NOR ANY CLOSER TO ANY SIDE OR REAR LINE THAN THE HEIGHT OF SUCH ACCESSORY BUILDING ABOVE THE GROUND OR 20 FEET, WHICHEVER IS GREATER, EXCEPT STRUCTURES USED FOR HOUSING ANIMALS WHICH SHALL BE SET BACK 50 FEET FROM ALL LOT LINES. NO ACCESSORY BUILDINGS SHALL BE LOCATED CLOSER THAN 20 FEET FROM ANY DWELLING OR MAIN STRUCTURE ON A LOT UNLESS BOTH STRUCTURES CONFORM WITH BUILDING CODE REGULATIONS RELATIVE TO FIRE SAFETY.

PROPERTY ADDRESS:
 #28 TOPSFIELD ROAD
 BOXFORD, MA 01921

DEED REFERENCE:
 BOOK 14770 PAGE 163 RECORDED WITH ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

PLAN REFERENCES:
 PLAN BOOK 1982 PLAN 664
 PLAN BOOK 97 PLAN 36
 PLAN BOOK 107 PLAN 81
 PLAN BOOK 227 PLAN 60
 RECORDED WITH ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

ASSESSORS MAP REFERENCE:
 MAP 33 BLOCK 1 PARCEL 18

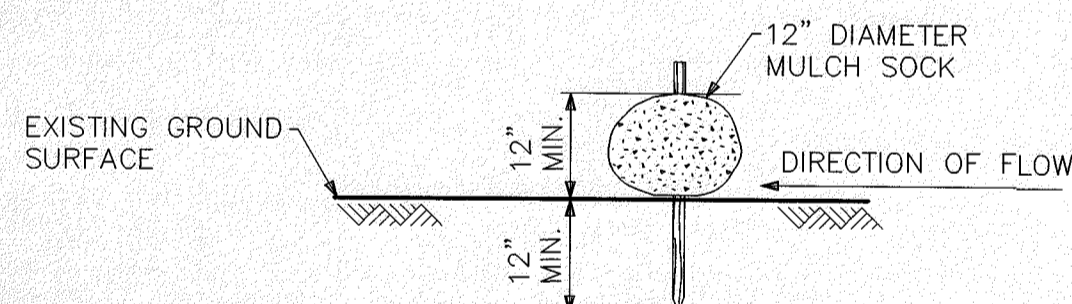
PROPOSED WETLAND RESTORATION AREA DETAIL

WETLAND RESTORATION AREA SPECIES LIST:

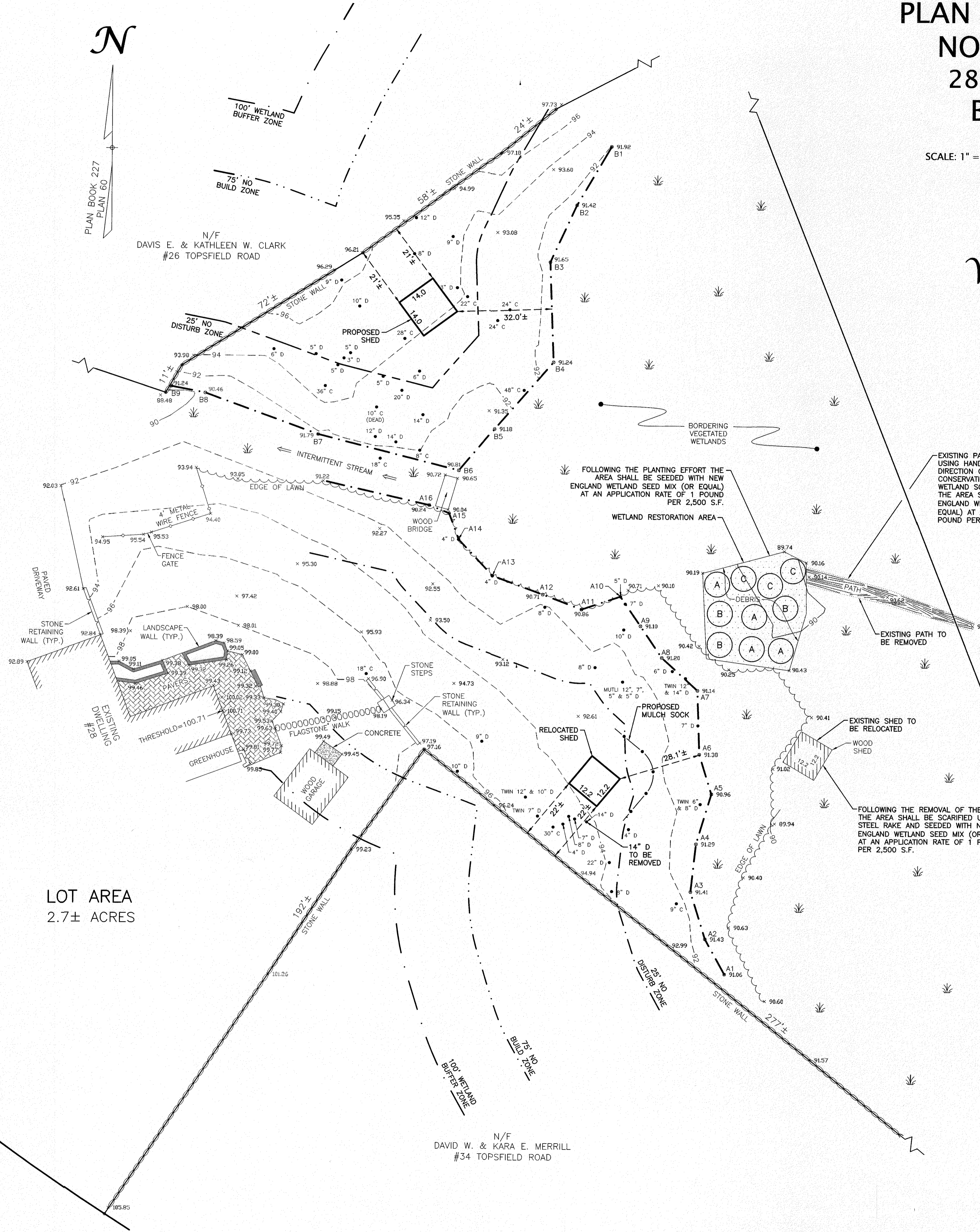
- A. (4) - 3' - 4' Highbush Blueberry *VACCINIUM CORYMBOSUM*
- B. (3) - 3' - 4' Silky Dogwood *CORNUS AMOMUM*
- C. (3) - 3' - 4' Sweet Pepperbush *CLETHRA ALNIFOLIA*

SEED MIX:

NEW ENGLAND WETLAND SEED MIX
 APPLICATION RATE: 1 LB/ 2,500 SQ. FT.



MULCH SOCK DETAIL
 (NOT TO SCALE)



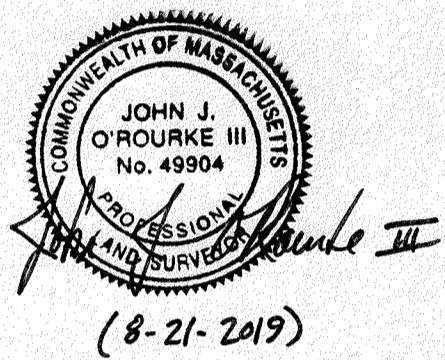
LOT AREA
 2.7± ACRES

TOPSFIELD ROAD
 (ESSEX CO. LAYOUT
 OF 1961 - 50' WIDE)

**PLAN TO ACCOMPANY A
 NOTICE OF INTENT
 28 TOPSFIELD ROAD
 BOXFORD, MA**

SCALE: 1" = 20' DATE: AUGUST 21, 2019

WILLIAMS & SPARAGES
 ENGINEERS | PLANNERS | SURVEYORS
 189 NORTH MAIN STREET
 SUITE 101
 MIDDLETON, MA 01949
 PHONE: (978) 539-8088
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 WSENGINEERS.COM



EXISTING PATH SHALL BE REMOVED USING HAND TOOLS UNDER THE DIRECTION OF THE DIRECTOR OF CONSERVATION OR A PROFESSIONAL WETLAND SCIENTIST. ONCE REMOVED THE AREA SHALL BE SEEDED WITH NEW ENGLAND WETLAND SEED MIX (OR EQUAL) AT AN APPLICATION RATE OF 1 POUND PER 2,500 S.F.

N/F
 LILLOOET FARM, LLC
 #42 TOPSFIELD ROAD

FOLLOWING THE REMOVAL OF THE SHED, THE AREA SHALL BE SCARIFIED USING A STEEL RAKE AND SEEDED WITH NEW ENGLAND WETLAND SEED MIX (OR EQUAL) AT AN APPLICATION RATE OF 1 POUND PER 2,500 S.F.

LEGEND OF ABBREVIATIONS & SYMBOLS

| | |
|--------------------------|-----------|
| EXISTING 2-FOOT CONTOUR | --- 92 |
| EXISTING 10-FOOT CONTOUR | --- 90 |
| EXISTING SPOT ELEVATION | x 92.40 |
| METAL FENCE | — — — — — |
| EDGE OF LAWN | ~ ~ ~ ~ ~ |
| STONE WALL | — — — — — |
| STONE RETAINING WALL | — — — — — |
| CONIFEROUS TREE | • C |
| DECIDUOUS TREE | • D |
| TYPICAL | TYP. |

- NOTES:
- ALL ELEVATIONS SHOWN ARE REFERENCED TO AN ASSUMED DATUM.
 - EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON AUGUST 5, 2019.
 - WETLAND RESOURCE AREA DELINEATED BY WILLIAMS & SPARAGES LLC ON JULY 15, 2019.

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