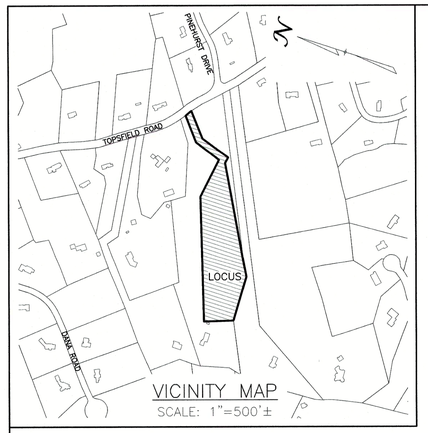
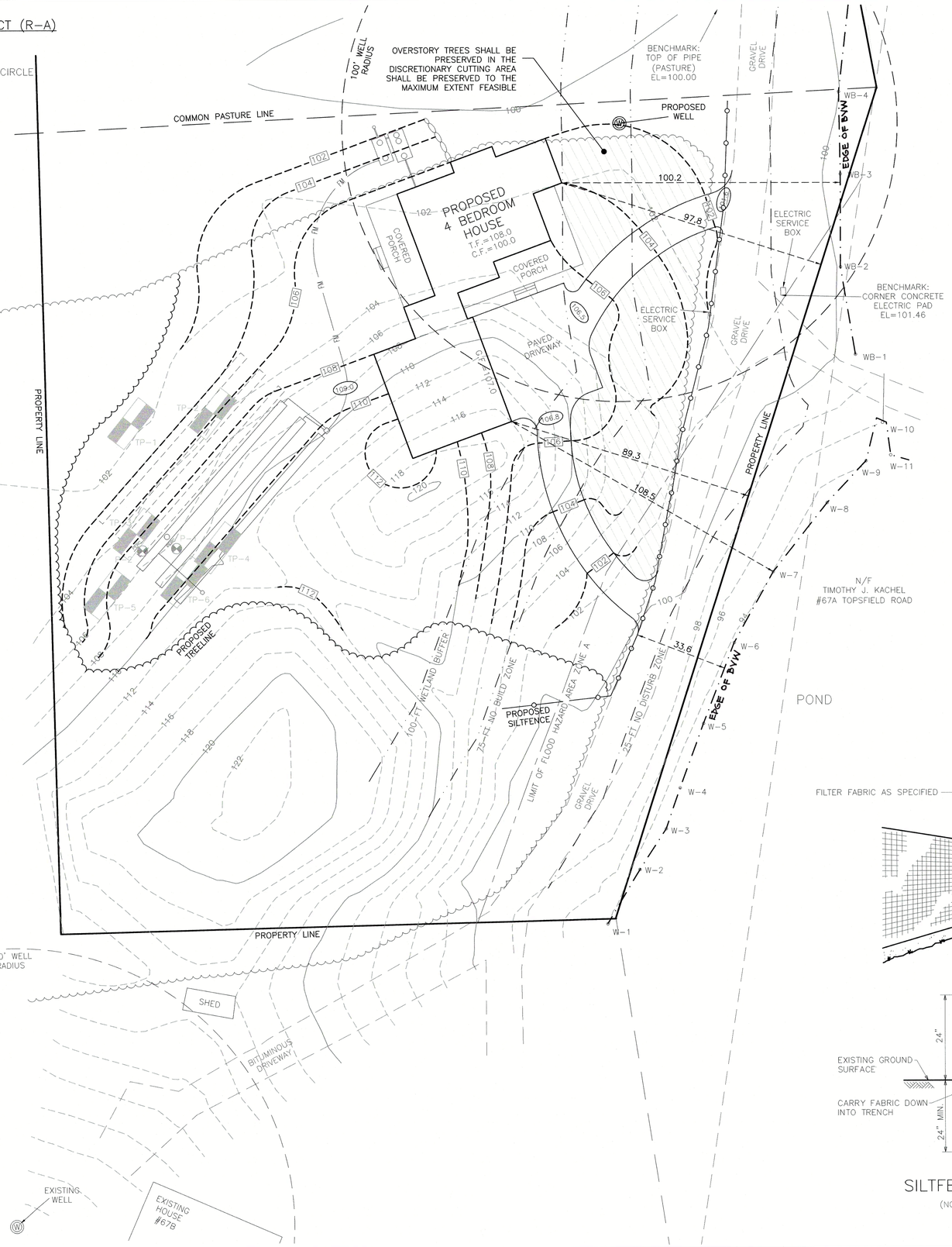


ZONE: RESIDENCE–AGRICULTURAL DISTRICT (R–A)

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 250 FEET
MINIMUM LOT WIDTH = 200 FEET DIAMETER CIRCLE
FRONT YARD SETBACK= 50 FEET
SIDE YARD SETBACK = 25 FEET
REAR YARD SETBACK = 25 FEET



PROPERTY ADDRESS:
#67C TOPSFIELD ROAD
BOXFORD, MA 01

DEED REFERENCES:
BOOK 31041 PAGE 36
RECORDED AT THE ESSEX SOUTH
REGISTRY OF DEEDS (ESRD)

ASSESSORS MAP REFERENCE:
MAP 33 BLOCK 2 LOT 28

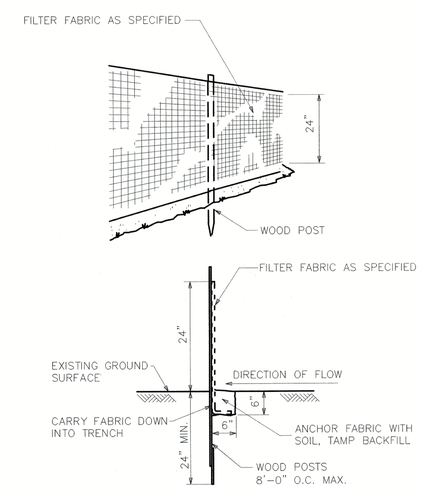
PLAN REFERENCE:
PLAN BOOK 155 PLAN 77
RECORDED AT ESRD

LIST OF ABBREVIATIONS

BVW = BORDERING VEGETATED WETLAND
PROP = PROPOSED
SF = SQUARE FEET
AC = ACRES
CMP = CORRUGATED METAL PIPE
TF = TOP OF FOUNDATION ELEVATION
CF = CELLAR FLOOR ELEVATION
GF = GARAGE FLOOR ELEVATION
TYP = TYPICAL
MMM = MAGIC MARKER MARK

NOTES:

1. WETLAND RESOURCES FLAGGED BY STEVEN ERIKSEN OF NORSE ENVIRONMENTAL SERVICES, INC. IN AUGUST 2016.
2. THE EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE TAKEN FROM A PLAN ENTITLED, "DESIGN OF SUBSURFACE DISPOSAL SYSTEM PREPARED FOR STEVEN OTTAVIANO, 67C TOPSFIELD ROAD, BOXFORD, MA 01921, MAP 33 PARCEL 2–28, BY JAMES KAVANAUGH, P.E., ENVIRONMENTAL CONSULTANT, DATED AUGUST 29, 2016, REVISED THROUGH SEPTEMBER 20, 2016.
3. THE ELEVATIONS SHOWN ARE ON AN ASSUMED BENCHMARK CONVENTION.
4. BENCHMARK TO BE SET WITHIN 50 TO 75 FEET OF SEPTIC SYSTEM PRIOR TO CONSTRUCTION
5. THE MAXIMUM NUMBER OF HABITABLE ROOMS ARE NOT TO EXCEED 9 (BASED ON BEDROOM DESIGN). IF NINE IS EXCEEDED, A 4 BEDROOM DEED RESTRICTION WILL BE REQUIRED TO BE EXECUTED AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS AND A COPY SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO THE REQUEST FOR THE SEPTIC CERTIFICATE OF COMPLIANCE.



SILTFENCE DETAIL
(NOT TO SCALE)

WILLIAMS & SPARAGES
ENGINEERS · LAND SURVEYORS
1539 NORTH MAIN STREET
SUITE 101
WALPOLE, MA 02081
PHONE: (978) 539-8088
FAX: (978) 539-8200
WWW.WSENGINEERS.COM

Owner:
STEVEN D. OTTAVIANO
23 BROAD STREET
PEABODY, MA 01960

Applicant:
MICHAEL DUNN
78 GORE ROAD
REVERE, MA 02151

Designed By: CPS
Drawn By: CPS
Reviewed By: CPS
Project Manager: CPS
Job File Number: BOXF-0084
Drawing File Folder: BOXF84

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL
COMMONWEALTH OF MASSACHUSETTS
RICHARD L. WILLIAMS JR.
No. 40190
REGISTERED PROFESSIONAL ENGINEER
7-22-2020

PROPOSED PLOT PLAN

67C TOPSFIELD ROAD
BOXFORD, MA 01921
ASSESSORS MAP 33 BLOCK 2 LOT 28

6	
5	
4	
3	
2	
1	

0' 10' 20' 40'
SCALE:1"=20'

JULY 22, 2020

DRAWING: PPP–1

SHEET 1 OF 1