

DEFINITIVE SUBDIVISION PLAN "JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
TOPSFIELD, MASSACHUSETTS
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)

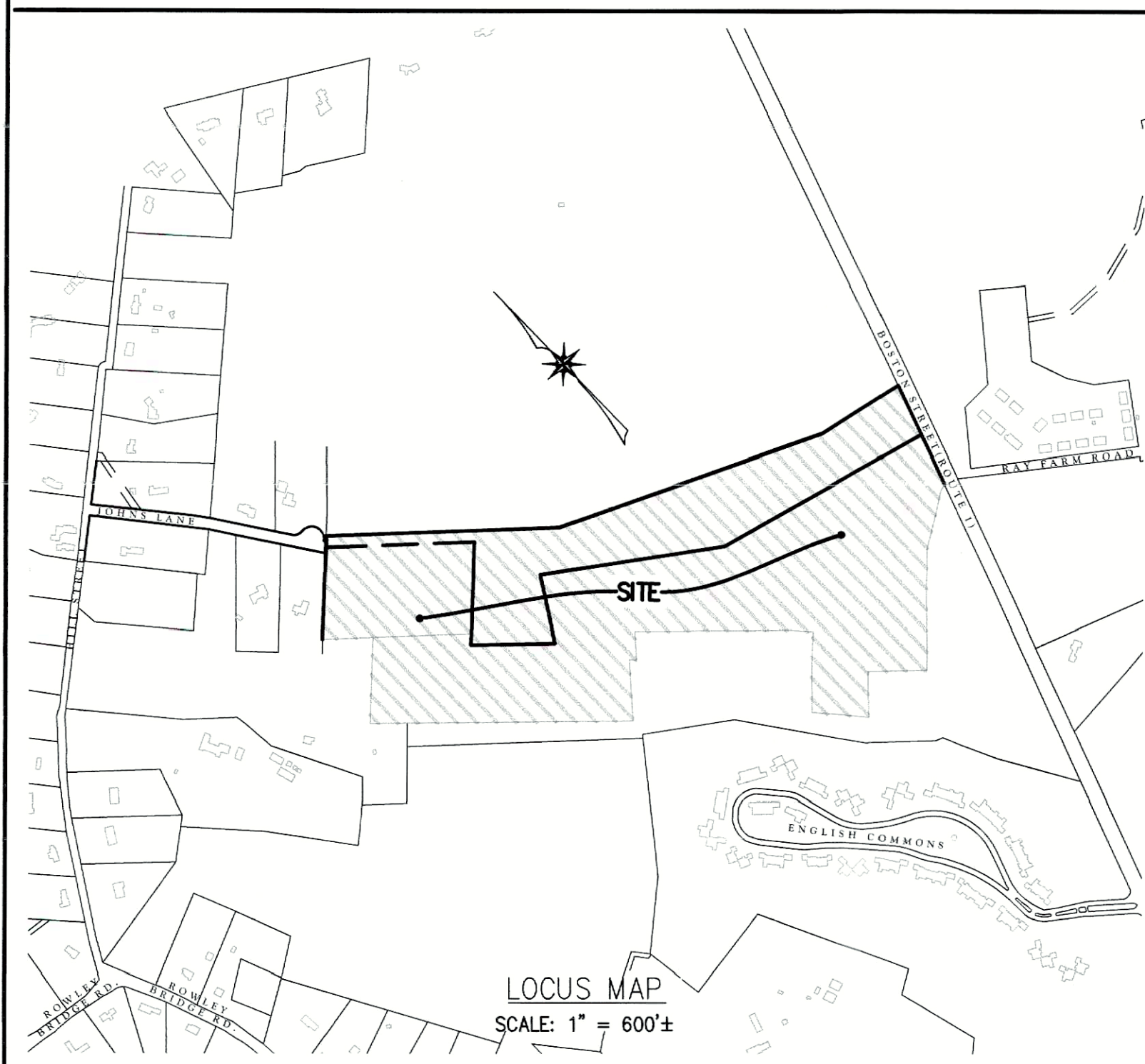
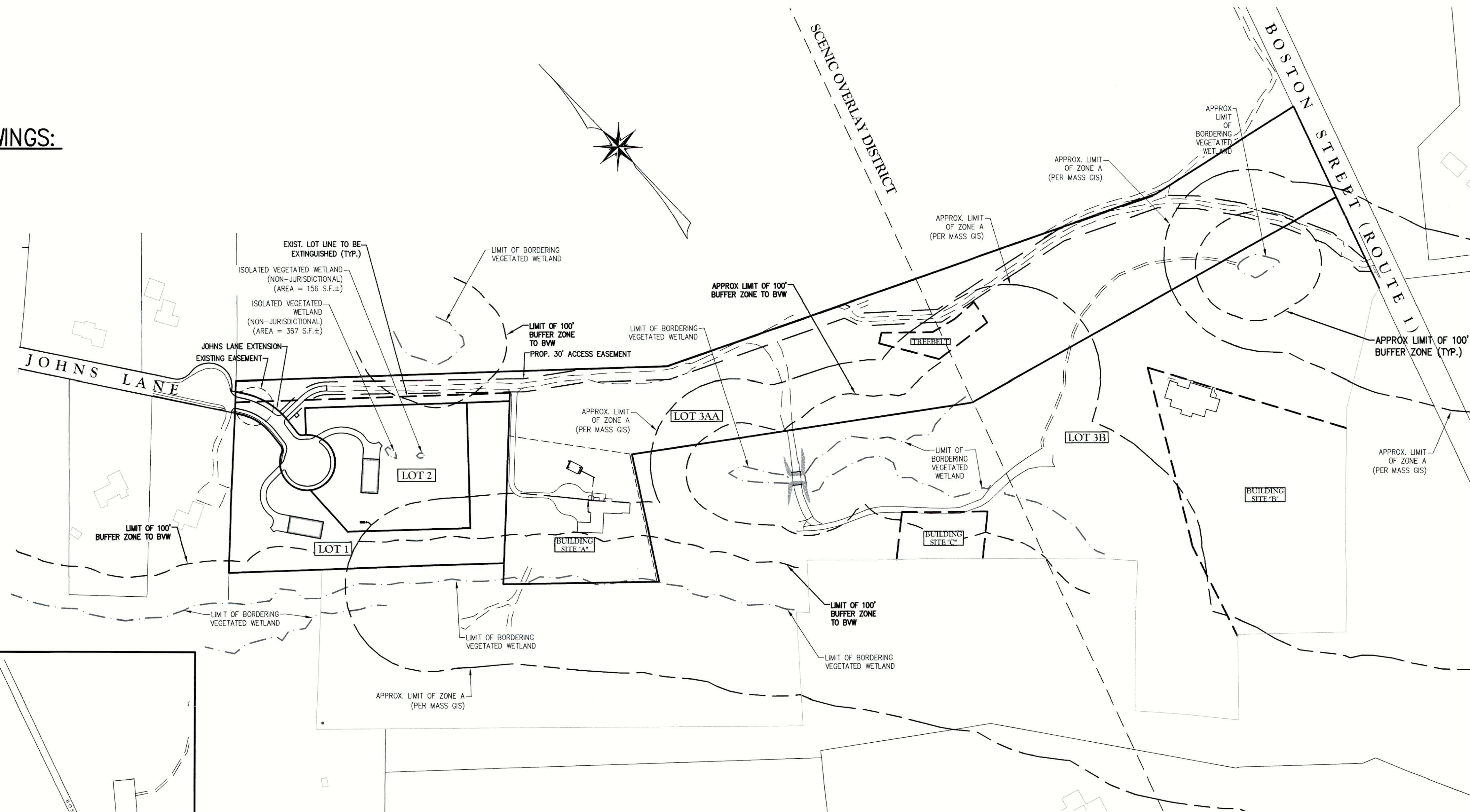
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John M. Morin 5/1/26
DRAFTSMAN DATE

SCHEDULE OF PLAN SET DRAWINGS:

1. COVER SHEET
2. GENERAL NOTES, LEGEND & ABBREVIATIONS
3. INDEX PLAN AND KEY MAP
4. EXISTING CONDITIONS PLAN I
5. EXISTING CONDITIONS PLAN II
6. EXISTING CONDITIONS PLAN III
7. LOTTING PLAN I
8. LOTTING PLAN II
9. LOTTING PLAN III
10. SITE PLAN I
11. SITE PLAN II
12. SITE PLAN III
13. ROADWAY PLAN & PROFILE
14. EROSION CONTROL PLAN
15. CONSTRUCTION DETAILS I
16. CONSTRUCTION DETAILS II
17. SOIL TEST LOGS I
18. SOIL TEST LOGS II



REQUIRED WAIVERS CHAPTER 368 SUBDIVISION REGULATIONS:

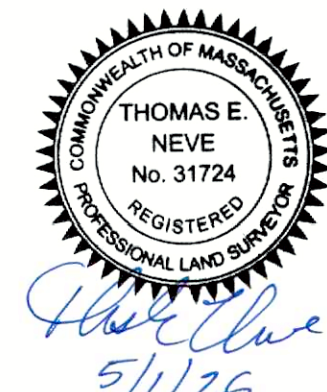
1. ARTICLE 5, 5.1.4.A: A WAIVER IS REQUESTED TO ALLOW AN EXISTING ROAD (JOHNS LANE), WHICH EXCEEDS THE MAXIMUM DEAD END ROAD LENGTH, TO BE EXTENDED, TO MITIGATE FOR THE WAIVER A SECOND EMERGENCY MEANS OF EGRESS IS PROVIDED TO BOSTON STREET (ROUTE 1).
 - DEAD END STREET MAX. LENGTH ALLOWED = 650 FT
 - EXISTING LENGTH OF JOHNS LANE = 1,064± S.F.
 - PROPOSED EXTENSION OF JOHNS LANE = 294 FT
 - TOTAL ROAD LENGTH = 1,358± S.F.
2. ARTICLE 5, 5.1.2: A WAIVER IS REQUESTED TO ALLOW THE SIDEWALK WIDTH TO MATCH THE EXISTING SIDEWALK ON JOHNS LANE.
MINOR STREET - TYPICAL CROSS SECTION
 - SIDEWALK WIDTH REQUIRED: 5 FEET
 - SIDEWALK WIDTH PROPOSED: 4 FEET
3. ARTICLE 5, 5.12.3.E: A WAIVER IS REQUESTED TO USE HDPE, DOUBLE WALLED, SMOOTH INTERIOR PIPE IN PLACE OF REINFORCED CONCRETE STORM DRAIN PIPES.
4. ARTICLE 4, 4.2.3.A: A WAIVER IS REQUESTED FOR THE TOPOGRAPHY OF THE LAND ON THE SOUTH AND THE EASTERN PART OF THE SITE, APPROX. 27.15 AC. IT WAS NOT SURVEYED AS IT WAS NOT NEEDED FOR DESIGN PURPOSES.
5. ARTICLE 4, 4.3.2.C: A WAIVER IS REQUESTED FOR A TRAFFIC REPORT DUE TO THE LOW TRAFFIC VOLUME EXPECTED FROM THE DEVELOPMENT.

APPLICANT:
RAYMOND LAWTON
240 BOSTON STREET
TOPSFIELD, MA 01983

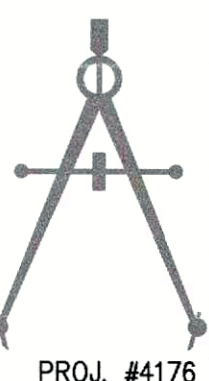
RECORD OWNER:

MAP 68 PARCEL 41
21 JOHNS LANE
BK. 41005 PG. 262 06/16/22
PATRICIA LAWTON
25 JOHNS LANE
TOPSFIELD, MA 01983

MAP 76 PARCEL 2 & 3
25 & 27 JOHNS LANE
BK. 41005 PG. 319 06/16/22
RAYMOND LAWTON
25 JOHNS LANE
TOPSFIELD, MA 01983



The
Morin-Cameron
GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



COVER SHEET

DRAWING NO.

1 OF 18

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 150'

0 75 150 300

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE
OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF A DEFINITIVE SUBDIVISION APPLICATION. IT IS NOT TO BE USED OR RELIED UPON FOR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- THE EXISTING CONDITIONS DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. TOPOGRAPHIC FEATURES AND LOCATIONS WERE OBTAINED FROM AN AERIAL SURVEY PERFORMED BY COL-EAST AND A PARTIAL FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP INC BETWEEN NOVEMBER 2016 AND FEBRUARY 2018.
- ELEVATIONS ARE BASED ON NAVD 1988 AS OBTAINED BY GPS TRIANGULATION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE TOWN OF TOPSFIELD SUBDIVISION RULES AND REGULATIONS.

WETLAND NOTE:

WETLAND RESOURCE AREAS WERE FLAGGED BY DEROSA ENVIRONMENTAL CONSULTING, INC., 150 NEWBURY TURNPIKE, SUITE C-9 ROWLEY, MA (978-948-7717) IN SEPTEMBER & DECEMBER 2022 AND JUNE & SEPTEMBER 2023. N AN ORDER OF RESOURCE AREA DELINEATION WAS ISSUED BY THE TOPSFIELD CONSERVATION COMMISSION ON OCTOBER 24, 2024, DEP FILE #307-0847.

FLOOD NOTE:

BY EXAMINATION OF THE CURRENTLY APPLICABLE FEMA FLOOD MAP A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE X (AREAS OF 0.2% ANNUAL CHANCE; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C402F WITH AN EFFECTIVE DATE OF JULY 3, 2012.

WATER SUPPLY NOTE:

A PORTION OF THE SUBJECT PROPERTIES ARE SITUATED IN A ZONE A: SURFACE DRINKING WATER SUPPLY PER THE MASSGIS DATABASE. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN IWP-A/ZONE II GROUNDWATER DRINKING WATER SUPPLY.

AS-BUILT NOTE:

AS-BUILT PLANS SHOWING THE LOCATION, GRADES, AND OTHER SIGNIFICANT INFORMATION REGARDING UTILITIES AND ROADS SHALL BE PREPARED BY THE APPLICANT OR ASSIGNED AND SUBMITTED TO THE BOARD WITHIN SIX MONTHS FOLLOWING THE FINAL APPROVAL OF THE IMPROVEMENTS AS HEREIN PROVIDED. THIS MAY BE DONE BY SUBMITTING REVISED MYLARS OR LENSINS OF THE APPROVED DEFINITIVE PLAN SHOWING THE ACTUAL EXISTING AS-BUILT CONDITIONS.

SITE & EARTHWORK NOTES:

- THE DEFINITIVE SUBDIVISION WAS DESIGNED AS A COMPREHENSIVE PLAN TAKING INTO CONSIDERATION THE DEVELOPMENT OF THE ROADWAY AND THE HOUSE LOTS. THE GRADING PLAN SHALL BE ADHERED TO BY THE SITE CONTRACTOR FOR THE ROADWAY CONSTRUCTION. INDIVIDUAL LOT DEVELOPMENT SHOULD ALSO CONFORM TO THE SUBDIVISION GRADING PLAN TO THE EXTENT PRACTICABLE. IF DEVIATIONS FROM THE SUBDIVISION GRADING PLAN ARE PROPOSED, THE LOT DESIGN ENGINEER SHALL TAKE PRECAUTIONS TO ENSURE THAT THE INTENT OF THE ORIGINAL DESIGN IS MET AS A RESULT OF THE VARIED PLAN.
- ALL HANDICAP CURB RAMPS, SIDEWALKS AND DRIVEWAY CURB CUTS SHALL COMPLY WITH 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS.
- THE SITE CONTRACTOR SHALL TAKE DUE REGARD FOR ALL NATURAL FEATURES, SUCH AS TREES, WATERCOURSES, SCENIC POINTS, HISTORIC SPOTS, AND SIMILAR COMMUNITY ASSETS WHICH, IF PRESERVED, WILL ADD ATTRACTIVENESS AND VALUE TO THE COMMUNITY AND THE SUBDIVISION. THESE SHALL BE PRESERVED THE MAXIMUM EXTENT PRACTICABLE.
- ALL LINES AND GRADES SHALL BE SET BY AN ENGINEER OR SURVEYOR SATISFACTORY TO THE HIGHWAY SUPERINTENDENT.
- THE ENTIRE AREA WITHIN THE RIGHT-OF-WAY LINES SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, BRUSH, ROOTS, BOULDERS, AND LIKE MATERIALS. ALL ROCK OR MASONRY WITH A MAXIMUM DIMENSION OVER THREE INCHES AND WITHIN SIX INCHES OF THE TOP OF SUBGRADE SHALL BE REMOVED. TREES INTENDED TO PRESERVED SHALL BE PROTECTED BY SUITABLE BOXES, FENDERS, OR WELLS AS APPROPRIATE.
- ALL TOPSOIL, DEFINED AS FERTILE, FRIABLE, NATURAL MATERIAL WHICH HAS DEMONSTRATED VEGETATIVE GROWTH, SHALL BE REMOVED FROM WITHIN THE ROADWAY AREA, AND USED WITHIN THE SUBDIVISION.
- IN CUT AREAS, ALL UNSUITABLE MATERIAL SUCH AS PEAT, LOAM, ORGANIC MATERIAL, SILT OR CLAY OR ANY OTHER MATERIAL THAT, IN THE OPINION OF THE HIGHWAY SUPERINTENDENT IS CONSIDERED TO BE DETRIMENTAL TO THE SUBGRADE, SHALL BE REMOVED TO THE DEPTH AND WIDTH INDICATED BY HIM AND REPLACED WITH ORDINARY BORROW CONFORMING TO M1.03.0 OF THE MASSDOT STANDARD SPECIFICATIONS. TYPE "A" SHALL BE USED WITHIN TWELVE INCHES OF THE TOP SUBGRADE AND TYPE "B" ABOVE, PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AS DETERMINED BY ASTM DESIGNATION 1557-70, METHOD D. SUBDRAINS SHALL BE INSTALLED WITHIN ALL CUT AREAS WHERE SEASONAL HIGH GROUNDWATER IS ENCOUNTERED. CONTRACTOR SHALL RECORD THE LOCATIONS OF ANY SUBDRAINS THAT ARE INSTALLED. THIS INFORMATION SHALL BE ADDED TO THE AS-BUILT PLANS.
- IN FILL AREAS, THE EMBANKMENT SHALL BE ORDINARY BORROW SPECIFIED AND PLACED AS IN NOTE 7, ABOVE. LOAMING AND SEEDING SHALL CONFORM TO TOPSFIELD SUBDIVISION REGULATIONS ARTICLE 5.5.4.
- THE SUBGRADE SHALL BE SHAPED TO A TRUE SURFACE CONFORMING TO THE LINES AND GRADES INDICATED ON THE APPROVED DEFINITIVE PLAN (CROSS SECTION AND PROFILE) AND WHERE ORIGINAL GROUND, SHALL BE COMPACTED TO NINETY-FIVE PERCENT (95%), AS DEFINED IN NOTE 8, ABOVE, TO A DEPTH OF SIX INCHES. A TOLERANCE OF ONE-HALF INCH (1/2") ABOVE OR BELOW FINISHED SUBGRADE WILL BE PERMITTED PROVIDED THIS DIFFERENCE IS NOT MAINTAINED OVER FIFTY FEET AND THE REQUIRED CROWN CROSS SLOPE IS MAINTAINED.

ZONING DISTRICTS:

- OUTLYING RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (ORA)
- SCENIC OVERLAY ZONE

DIMENSIONAL REGULATIONS FOR OUTLYING RESIDENTIAL & AGRICULTURAL ZONING DISTRICT (ORA)	
DIMENSIONAL REGULATION	REQUIRED
AREA	87,120 S.F. MIN.
FRONTAGE	200 FT. MIN.
DEPTH	200 FT. MIN.
WIDTH	160 FT. MIN. AT BUILDING LINE
FRONT YARD	20 FT.
SIDE YARD	20 FT.
REAR YARD	40 FT.
HEIGHT/STORIES	35 FT./2.5 MAX.
BUILDING AREA	15% MAX.
OPEN SPACE	50% MIN.

TABLE NOTES:

- SEE ARTICLE IV & XIV OF THE TOPSFIELD ZONING BYLAW.
- NO WORK IS PROPOSED WITHIN THE SCENIC OVERLAY ZONE.
- EACH LOT MUST FIT A 100' DIAMETER CIRCLE WHERE ONLY 5% OF THE CIRCLE IS WITHIN THE BUFFER ZONE TO A WETLAND RESOURCE AREA.
- THE MINIMUM BUILDABLE AREA IS 30,000 SF.
- A CORNER LOT SHALL HAVE MINIMUM STREET YARDS WITH DEPTHS WHICH SHALL BE THE SAME AS REQUIRED FRONT YARDS FOR THE ADJOINING LOTS.

GENERAL UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- EXISTING SEPTIC SYSTEM INFORMATION OBTAINED FROM FILES ON RECORD WITH THE TOPSFIELD BOARD OF HEALTH. SIZE AND LOCATIONS DEPICTED SHOULD BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES TO VERIFY THE LOCATION, SIZE AND TYPE OF SAID UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL GIVE SAID UTILITY COMPANIES NO LESS THAN 72 HOURS ADVANCED NOTICE OF WHEN THE UTILITY LINES WILL BE INSTALLED.
- THE FINAL LOCATION OF TELEPHONE, ELECTRIC AND CABLE UTILITIES SHALL BE DETERMINED AND DESIGNED BY THE APPLICABLE PROVIDER. MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INVOLVED UTILITY COMPANY AND APPROPRIATE TOWN DEPARTMENT.
- ALL TRENCHES SHALL BE TAMPED WITH A POWER TAMPER AT INTERVALS NOT GREATER THAN ONE (1) FOOT.
- INDIVIDUAL UTILITY SERVICES FROM THE UTILITY MAIN TO THE EXTERIOR LINE OF THE R.O.W. SHALL BE CONSTRUCTED FOR EACH LOT WHETHER OR NOT THERE IS A BUILDING THEREON.

STORMWATER MANAGEMENT NOTES:

- ALL WORK SHALL COMPLY WITH THE TOPSFIELD STORMWATER AND EROSION CONTROL REGULATIONS.
- SHEETING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCHES. SHEETING SHALL BE CUT OFF 12 INCHES (12") ABOVE TOP OF PIPE OR CONDUIT.
- BACKFILL SHALL BE COMPACTED TO 95% PERCENT IN ACCORDANCE WITH ASTM DESIGNATION 1557-70, METHOD D.
- UNSUITABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH TOPSFIELD SUBDIVISION REGULATIONS ARTICLE 5.1.5.F AND SHALL NOT BE USED AS BACKFILL.
- UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE INFILTRATION FACILITIES AND REPLACED WITH CLEAN, GRANULAR FILL MEETING THE ASTM C33 SPECIFICATIONS (CONCRETE SAND).
- CATCH BASIN AND DRAIN MANHOLE RIM SIZES MAY NOT BE ILLUSTRATED TO SCALE.
- THE TOPSFIELD PLANNING BOARD SHALL BE NOTIFIED AT LEAST A WEEK IN ADVANCE BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE BOARD SHALL ALSO BE NOTIFIED IN ADVANCE OF CRITICAL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM.

WATER SUPPLY AND WASTEWATER DISPOSAL NOTES:

- PRIVATE ON-LOT WATER SYSTEMS (WELLS) SHALL BE INSTALLED ON EACH LOT AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS OF THE TOPSFIELD BOARD OF HEALTH. THE EXACT LOCATIONS SHALL BE CONFIRMED WITH THE FINAL LOT DEVELOPMENT.
- PRIVATE ON-LOT SEWERAGE SYSTEMS (SEPTIC SYSTEMS) SHALL BE INSTALLED ON EACH LOT AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOPSFIELD BOARD OF HEALTH AND 310 CMR 15.00: STATE SANITARY CODE TITLE 5.

ROADWAY DESIGN REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
RIGHT-OF-WAY WIDTH	50 FT	50 FT
PAVEMENT WIDTH	26 FT	26 FT
HORIZONTAL ALIGNMENT, RADIUS	150 FT MIN.	150 FT
VERTICAL ALIGNMENT, STOPPING SIGHT DISTANCE	200 FT MIN.	250 FT
MIN. GRADE	1.00%	4.90%
MAX. GRADE	8.00%	7.90%
DEAD END STREET LENGTH	650 FT MAX.	1,352 FT
CUL-DE-SAC WITHOUT ISLAND PAVEMENT RADIUS	55 FT MIN.	55 FT
CUL-DE-SAC WITHOUT ISLAND R.O.W. RADIUS	65 FT MIN.	65 FT

ROAD NOTES:

- THE PROPOSED ROAD IS CONSIDERED A "MINOR RESIDENTIAL" STREET.
- SEE REQUESTED WAIVERS ON COVER.

PROSPECTIVE STREET LAYOUT NOTE:

THERE ARE NO POSSIBLE OR PROSPECTIVE STREET LAYOUTS FOR THE REMAINING UNSUBDIVIDED LAND (ARTICLE 4 §4.3.2.d).

ANTICIPATED PERMITS & APPROVALS:

- DEFINITIVE SUBDIVISION APPROVAL FROM THE TOPSFIELD PLANNING BOARD.
- STORMWATER AND EROSION CONTROL PERMIT FROM THE TOPSFIELD CONSERVATION COMMISSION AND/OR PLANNING BOARD.
- TRENCH PERMIT FROM TOPSFIELD INSPECTIONAL SERVICES.
- CONSTRUCTION GENERAL PERMIT (CGP) FROM THE ENVIRONMENTAL PROTECTION AGENCY.
- WELL PERMIT FROM THE TOPSFIELD BOARD OF HEALTH (FOR PRIVATE ON-LOT WELLS).
- DISPOSAL SYSTEM CONSTRUCTION PERMIT FROM THE TOPSFIELD BOARD OF HEALTH (FOR PRIVATE ON-LOT SEWAGE DISPOSAL SYSTEMS).
- BUILDING PERMIT FROM TOPSFIELD INSPECTIONAL SERVICES (FOR LOT HOUSE CONSTRUCTION).
- ANY AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED BY THE APPLICANT AND/OR CONTRACTOR AS REQUIRED.

EROSION AND SEDIMENTATION CONTROL NOTES:

- THE CONSTRUCTION PHASE MUST COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROTOCOLS. THE APPLICANT SHALL OBTAIN A CONSTRUCTION GENERAL PERMIT FROM THE EPA PRIOR TO LAND DISTURBANCE. AN EPA NOTICE OF INTENT SHALL BE SUBMITTED TO THE EPA AT LEAST 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE DEVELOPED PRIOR TO SUBMISSION.
 - WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.
 - THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING DRAINAGE PATTERNS TO THE EXTENT PRACTICABLE.
 - STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
 - NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED EXCEPT AS DETAILED HEREIN, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
 - THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
 - SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
 - TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES, HAYBALE BARRIERS, SILT SOCKS, SEEDING AND MULCHING, SEEDED FILTER STRIPS AND SILT SACKS IN CATCH BASINS (EXISTING AND NEWLY INSTALLED).
 - TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES IN ACCORDANCE WITH TOPSFIELD SUBDIVISION REGULATIONS ARTICLE 5.1.5.G. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
 - SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
 - ALL EXISTING AND NEWLY INSTALLED CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS.
 - THE TOPSFIELD CONSERVATION COMMISSION AND DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS TO BE IMPLEMENTED DURING CONSTRUCTION.
 - ANY STORMWATER AND EROSION CONTROL PERMIT ISSUED IN CONJUNCTION WITH A DEFINITIVE PLAN FOR THE SUBDIVISION OR LAND SHALL APPLY TO THE ALTERATION OF THE LAND APPROVED IN SAID PLAN. FOR PURPOSES OF THE STORMWATER MANAGEMENT PERMIT FOR THIS SUBDIVISION, IMPERVIOUS AREA WAS INCORPORATED INTO THE DESIGN OF EACH LOT AS PART OF A COMMON STORMWATER PLAN. A STORMWATER PERMIT IS NOT NECESSARY FOR THE LOTS UNLESS THEY EXCEED THE ASSUMED IMPERVIOUS AREA PROPOSED ON THIS PLAN.
 - LOAM AND TOP SOIL EXCAVATED FROM THE WORK AREA SHALL BE STOCK PILED AT A LOCATION TO BE DETERMINED BY THE SITE CONTRACTOR. STOCKPILES SHALL BE PLACED IN AREAS ON THE SITE WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION ACTIVITIES. THEY SHALL BE LOCATED SO AS TO MINIMIZE THE POTENTIAL FOR EROSION INTO DRAINAGE INFRASTRUCTURE. STOCKPILES SHALL BE STABILIZED WITH HAYBALES, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEEDD WITH AN EROSION CONTROL MIX.
 - REMOVAL OF ALL DEBRIS OR MATERIAL FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNDER THE OVERSIGHT OF A LICENSED SITE PROFESSIONAL (LSP).
- CONSTRUCTION SEQUENCE:
- A SUGGESTED OVERALL CONSTRUCTION SEQUENCE IS PROVIDED BELOW. ACTIVITIES MAY OCCUR SIMULTANEOUSLY. THE CONTRACTOR MAY REASONABLY MODIFY THIS SEQUENCE BASED ON SITE LOGISTICS AND CONSTRUCTION SCHEDULE
- THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER OR OWNER'S REPRESENTATIVE, PLANNING DEPARTMENT REPRESENTATIVE AND ANY OTHER INTERESTED TOWN DEPARTMENT REPRESENTATIVES.
 - INSTALL STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE EROSION CONTROLS AT LOCATIONS INDICATED ON SHEET 14.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION NOTED ON SHEET 14.
 - CLEAR AND GRUB EXISTING VEGETATION IN CONFLICT WITH THE PROPOSED WORK.
 - REMOVE, RELOCATE OR ABANDON, AS APPLICABLE, EXISTING UTILITIES, PAVEMENT AND OTHER SITE FEATURES IN CONFLICT WITH THE PROPOSED WORK. IN PREPARING TO REMOVE PAVEMENT, VEGETATION AND MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED.
 - EXCAVATE FOR BUILDING FOUNDATIONS AND ROUGH GRADING.
 - INSTALL UNDERGROUND UTILITIES.
 - ROUGH GRADE AND PREPARE SUBGRADE FOR PAVING.
 - CONSTRUCT BUILDINGS.
 - PAVE ROADWAY, DRIVEWAYS, SIDEWALK AND INSTALL CURBING.
 - INSTALL SIGNAGE AND PAINT PAVEMENT MARKINGS.
 - INSTALL VEGETATION AND GROUNDCOVER FOR FINAL STABILIZATION.
 - REMOVE EROSION CONTROLS AFTER FINAL STABILIZATION IS ACHIEVED.
 - THE ENTIRE AREA MUST BE CLEANED UP WITHIN THIRTY (30) DAYS OF COMPLETED CONSTRUCTION SO AS TO LEAVE A NEAT AND ORDERLY APPEARANCE FREE FROM DEBRIS OR OTHER OBJECTIONABLE MATERIALS. ALL CATCH BASINS SHALL BE PROPERLY CLEANED OUT.
 - AFTER CONSTRUCTION, AND DURING THE INITIAL VEGETATION ESTABLISHMENT PERIOD, THE SITE SHOULD BE INSPECTED AFTER EVERY RAINFALL UNTIL FULL STABILIZATION IS ACHIEVED.

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK

APPROVED ON _____ SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

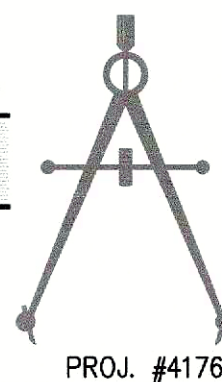
TOPSFIELD PLANNING BOARD



John M. Morin
5/1/26

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



GENERAL NOTES,
LEGEND &
ABBREVIATIONS

DRAWING NO.

2 OF 18

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

SCALE: 1" = 200'
0 100 200 400
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

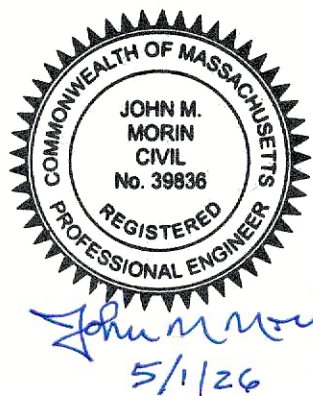
DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

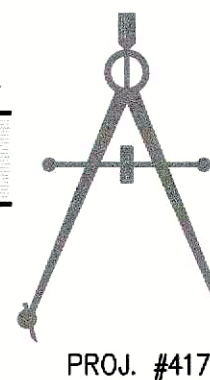
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



INDEX PLAN AND
KEY MAP

DRAWING NO.

3 OF 18

PROJ. #4176

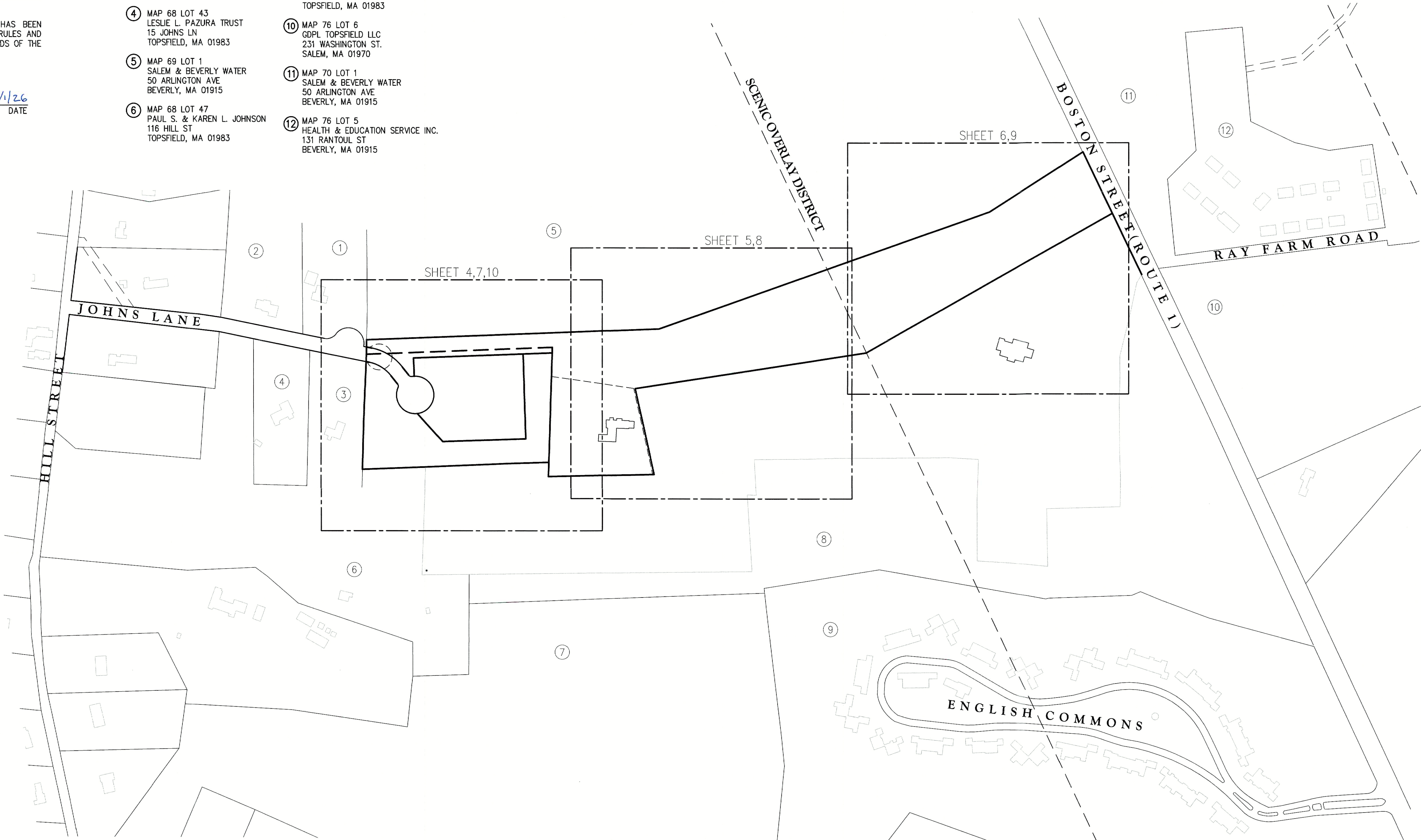
ABUTTERS:

- | | |
|---|--|
| ① MAP 68 LOT 40
DAVID T. MONIZ
18 JOHNS LN
TOPSFIELD, MA 01983 | ⑦ MAP 75 LOT 23
ESSEX COUNTY GREENBELT
ASSOCIATION INC.
82 EASTERN AVE
ESSEX, MA 01929 |
| ② MAP 68 LOT 39
PETER D. & MARIE A. MIGLIACCIO
12 JOHNS LN
TOPSFIELD, MA 01983 | ⑧ MAP 76 LOT 1
SAID & JEHAD ABUZAHA
29 MACKENZIE LN
WAKEFIELD, MA 01880 |
| ③ MAP 68 LOT 42
THOMAS E. CASS
19 JOHNS LN
TOPSFIELD, MA 01983 | ⑨ MAP 81 LOT 1
52 ENGLISH COMMONS LLC
52 ENGLISH COMMONS
TOPSFIELD, MA 01983 |
| ④ MAP 68 LOT 43
LESLIE L. PAZURA TRUST
15 JOHNS LN
TOPSFIELD, MA 01983 | ⑩ MAP 76 LOT 6
GOPL TOPSFIELD LLC
231 WASHINGTON ST.
SALEM, MA 01970 |
| ⑤ MAP 69 LOT 1
SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915 | ⑪ MAP 70 LOT 1
SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915 |
| ⑥ MAP 68 LOT 47
PAUL S. & KAREN L. JOHNSON
116 HILL ST
TOPSFIELD, MA 01983 | ⑫ MAP 76 LOT 5
HEALTH & EDUCATION SERVICE INC.
131 RANTOUL ST
BEVERLY, MA 01915 |

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John Morin 5/1/26
DRAFTSMAN DATE



DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 40'

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

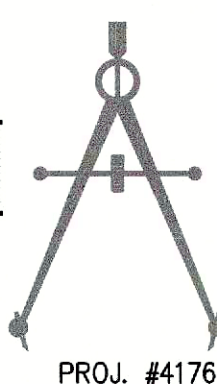
TOPSFIELD PLANNING BOARD



John M. Morin
5/1/26

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



PROJ. #4176

EXISTING
CONDITIONS
PLAN I

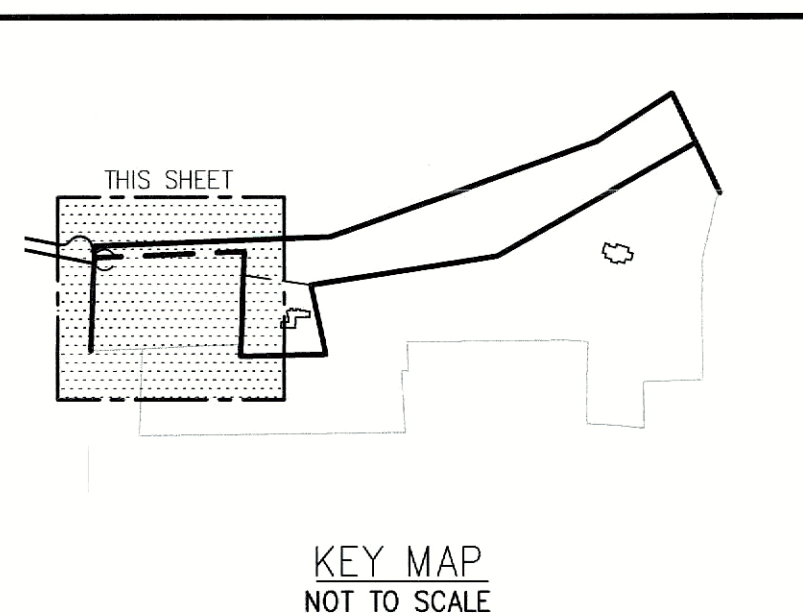
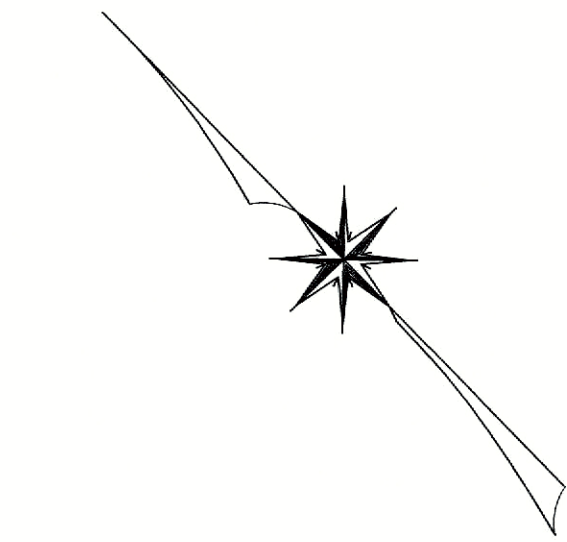
DRAWING NO.

4 OF 18

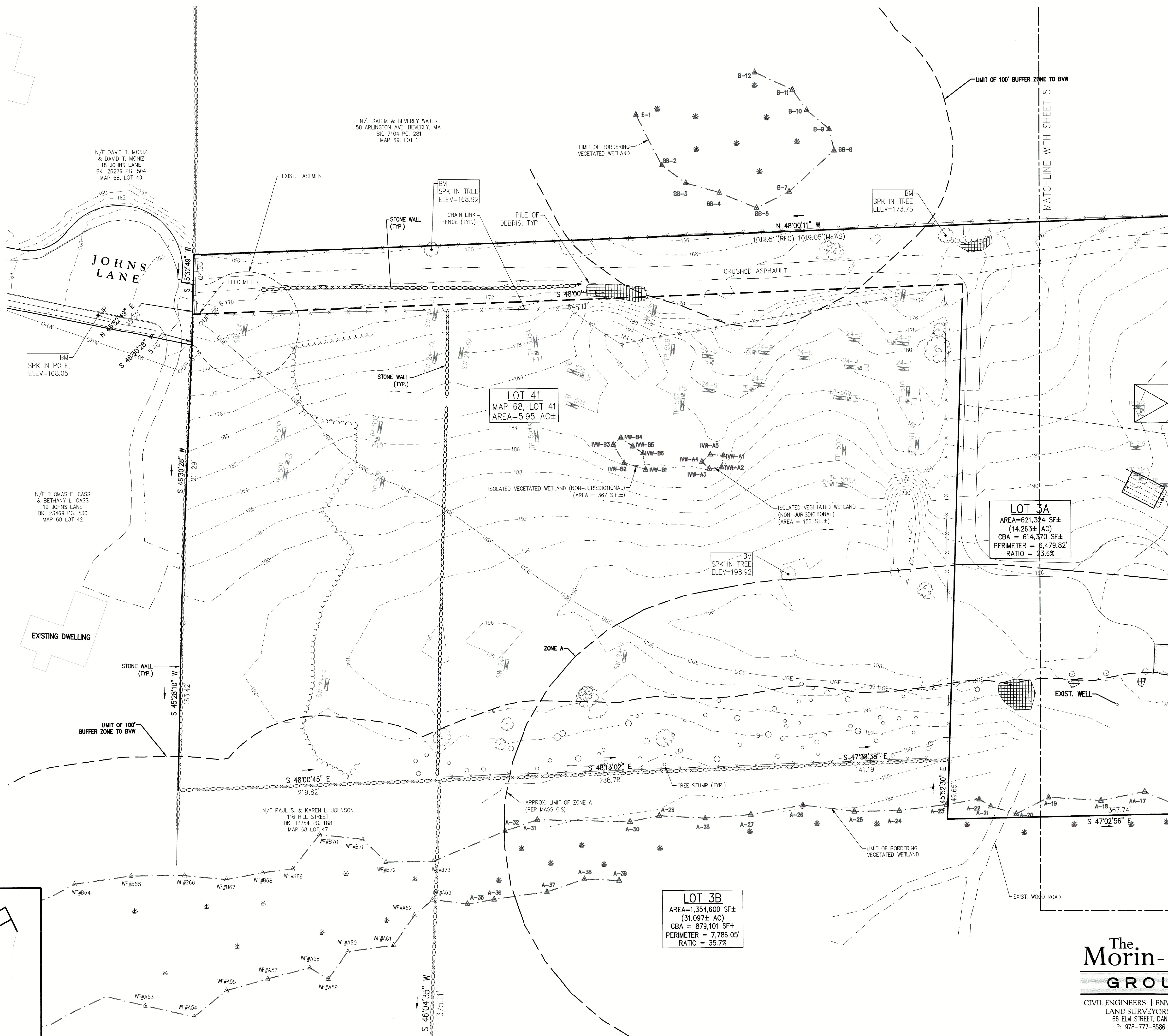
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John M. Morin
DRAFTSMAN
5/1/26
DATE



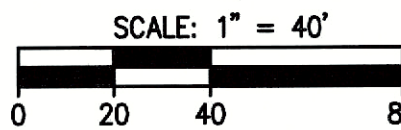
KEY MAP
NOT TO SCALE



DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026
SCALE: 1" = 40'



ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____ SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____ PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

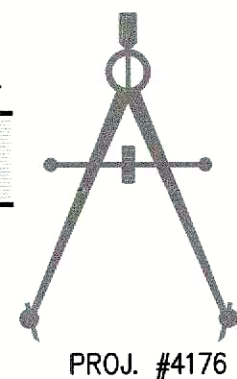
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

LAND SURVEYORS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



EXISTING
CONDITIONS
PLAN II

DRAWING NO.

5 OF 18

PROJ. #4176

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John M. Morin 5/1/26
DRAFTSMAN DATE

MATCHLINE WITH SHEET 4

MATCHLINE WITH SHEET 6

MATERIAL PILE (TYP.)

N/F SALEM & BEVERLY WATER
50 ARLINGTON AVE. BEVERLY, MA.
BK. 7104 PG. 281
MAP 69, LOT 1

CRUSHED ASPHALT

LOT 3A
AREA=621,324 SF±
(14.263± AC)
CBA = 614,370 SF±
PERIMETER = 6,479.82'
RATIO = 23.6%

APPROX. LIMIT
OF ZONE A
(PER MASS GIS)

EXIST. LEACHING FACILITY
(APPROX. LOCATION)
(LOT 3B)

LOT 3B
AREA=1,354,600 SF±
(31.097± AC)
CBA = 879,101 SF±
PERIMETER = 7,786.05'
RATIO = 35.7%

LIMIT OF BORDERING
VEGETATED WETLAND

LIMIT OF BORDERING
VEGETATED
WETLAND

EXISTING DWELLING

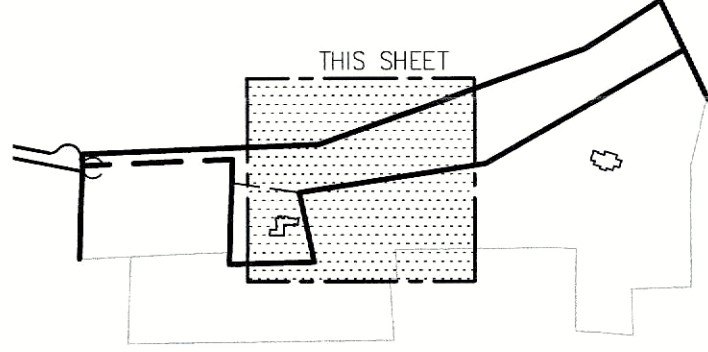
EXIST. FORCE MAIN
APPROX. LOCATION

LIMIT OF 100' BUFFER ZONE TO BVW

BUILDING SITE "C"
AREA=0.5 AC±

HOUSING SITE "A"
MAP 76, LOT 3
AREA=2.4 AC±

N/F SPRING-T REALTY TRUST
29 MACKENZIE LANE WAKEFIELD, MA.
BK. 14265 PG. 324
MAP 76, LOT 1



KEY MAP
NOT TO SCALE

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

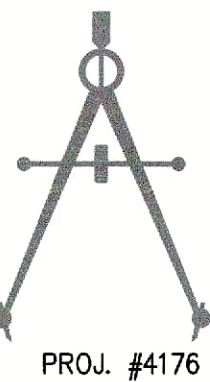
TOPSFIELD PLANNING BOARD



5/1/26

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



PROJ. #4176

EXISTING
CONDITIONS
PLAN III

DRAWING NO.

6 OF 18

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

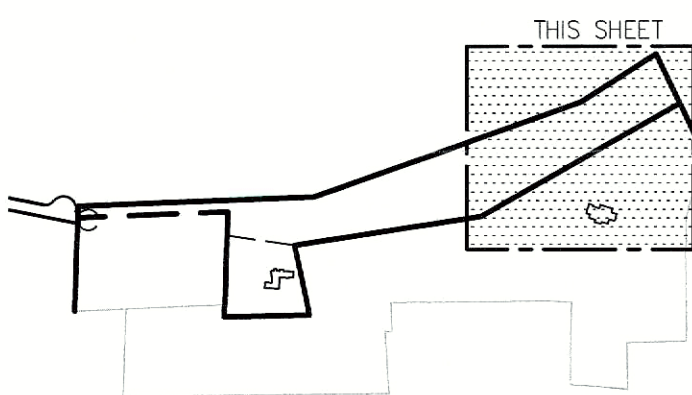
DRAFTSMAN John M. Morin DATE 5/1/26

N/F SALEM & BEVERLY WATER
50 ARLINGTON AVE. BEVERLY, MA.
BK. 7104 PG. 281
MAP 69, LOT 1

LOT 3A
AREA=621,324 SF±
(14,263± AC)
CBA = 614,370 SF±
PERIMETER = 6,479.82'
RATIO = 23.6%

LOT 3B
AREA=1,354,600 SF±
(31,097± AC)
CBA = 879,101 SF±
PERIMETER = 7,786.05'
RATIO = 35.7%

HOUSING SITE "B"
MAP 76, LOT 2
AREA=4.7 AC±



KEY MAP
NOT TO SCALE

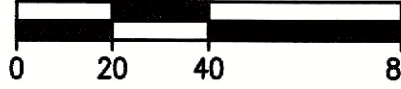
DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 40'



ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

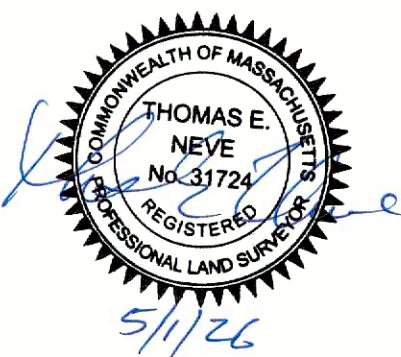
DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

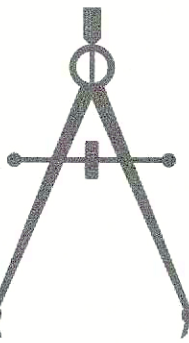
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



LOTING
PLAN I

DRAWING NO.

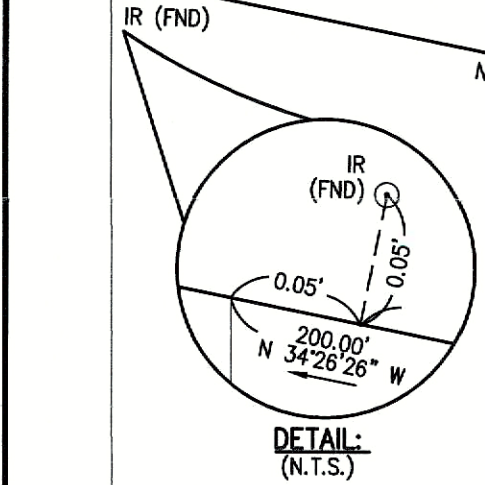
7 OF 18

PROJ. #4176

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

DRAFTSMAN DATE



LOT IRREGULARITY NOTE:
PER TOPSFIELD ZONING BYLAW ARTICLE 4.071, LOT
IRREGULARITY MAY BE APPLIED TO THE MINIMUM
LOT AREA THAT CONFORMS TO ALL OTHER
REQUIREMENTS.

LOT IRREGULARITY CALCULATIONS			
LOT	AREA	PERIMETER	RATIO
1	90,794 S.F.	1,739 FT.	48%
2	100,537 S.F.	1,362 FT.	87%

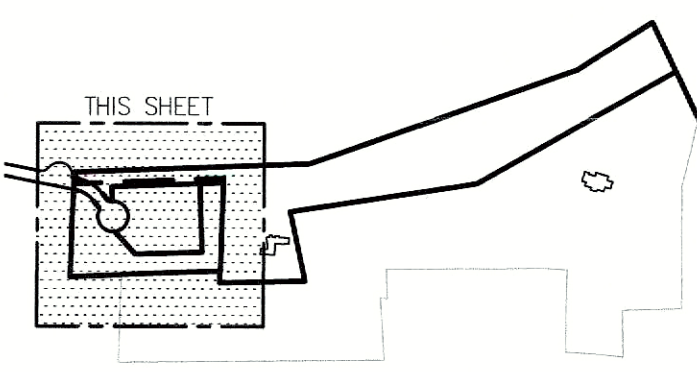
RATIO = AREA/(PERIMETER/4)² x 100%

REFERENCE DEEDS:

- BOOK 42082 PAGE 247
- BOOK 41005 PAGE 319
- BOOK 7753 PAGE 100
- BOOK 7648 PAGE 389
- BOOK 7648 PAGE 373
- BOOK 5310 PAGE 558
- BOOK 5306 PAGE 020

REFERENCE PLANS:

- PLAN YEAR 1965 PLAN 533
- PLAN YEAR 1965 PLAN 565
- PLAN YEAR 1947 PLAN 764
- PLAN BOOK 020 PLAN 35
- PLAN BOOK 116 PLAN 14
- PLAN BOOK 146 PLAN 78
- PLAN BOOK 194 PLAN 45
- PLAN BOOK 310 PLAN 69
- PLAN BOOK 287 PLAN 29
- PLAN BOOK 450 PLAN 54



KEY MAP
NOT TO SCALE

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80
ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____ SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

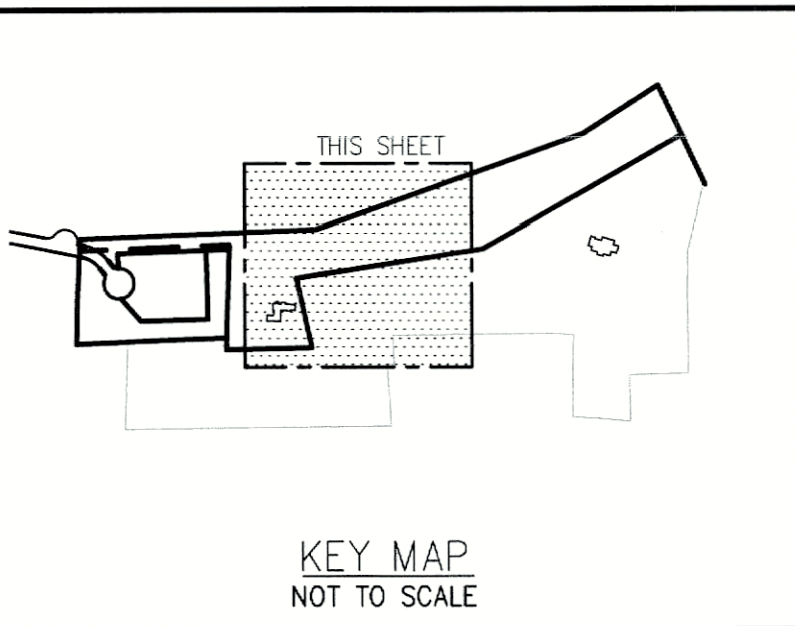
DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



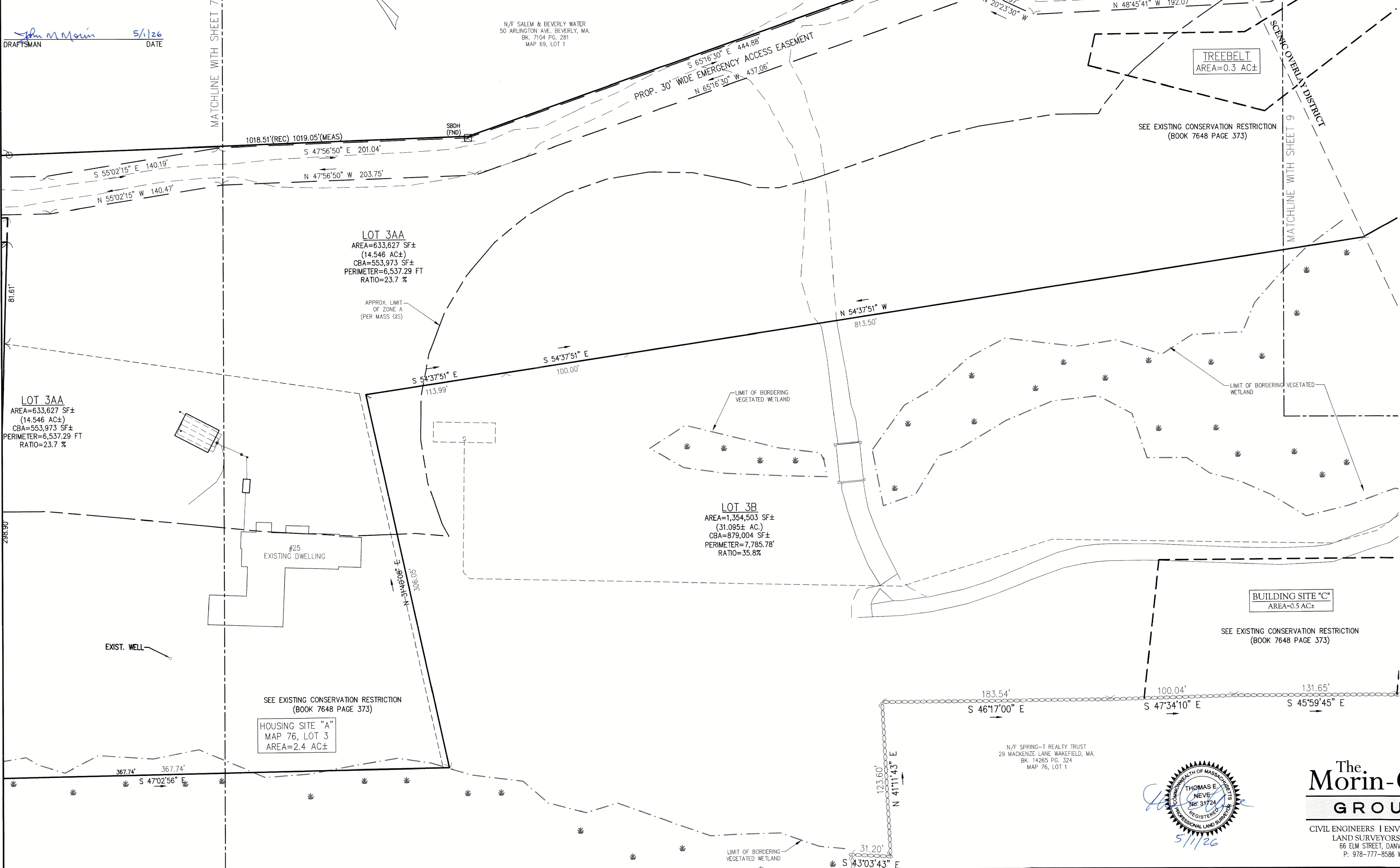
LOTING
PLAN II

DRAWING NO.

8 OF 18

FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

DRAFTSMAN John Morin DATE 5/1/26



DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____ PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

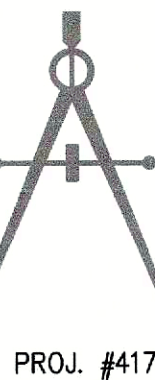
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8586 W. WWW.MORINCAMERON.COM



PROJ. #4176

LOTING
PLAN III

DRAWING NO.

9 OF 18

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

DRAFTSMAN John M. Morin DATE 5/1/26

N/F SALEM & BEVERLY WATER
50 ARLINGTON AVE. BEVERLY, MA.
BK. 7104 PG. 281
MAP 69, LOT 1

N/F
MAP 70 LOT 1
44 MCLEOD LN.
SALEM & BEVERLY WATER

LOT 3AA
AREA=633,627 SF±
(14.546 AC±)
CBA=553,973 SF±
PERIMETER=6,537.29 FT
RATIO=23.7 %

LOT 3B
AREA=1,354,503 SF±
(31.095± AC.)
CBA=879,004 SF±
PERIMETER=7,785.78'
RATIO=35.8%

HOUSING SITE "B"
MAP 76, LOT 2
AREA=4.7 AC±

EXIST. WELL

#27
EXISTING DWELLING

REBELT
A=0.3 AC±

ATION RESTRICTION
AGE 373)

KEY MAP
NOT TO SCALE

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"
AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____ SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

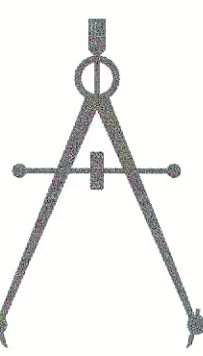
TOPSFIELD PLANNING BOARD



John M. Morin
5/1/26

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



SITE PLAN I

DRAWING NO.

10 OF 18

PROJ. #4176

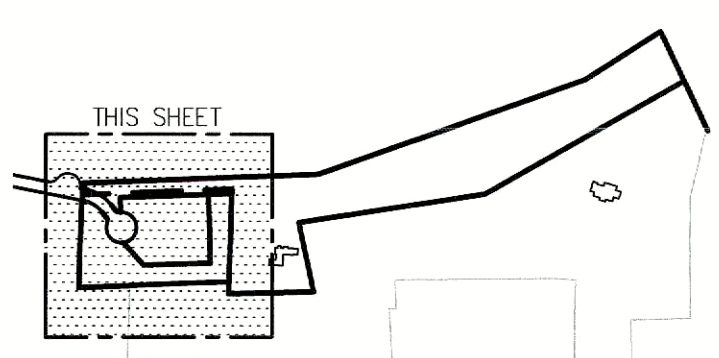
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John M. Morin
DRAFTSMAN

5/1/26
DATE

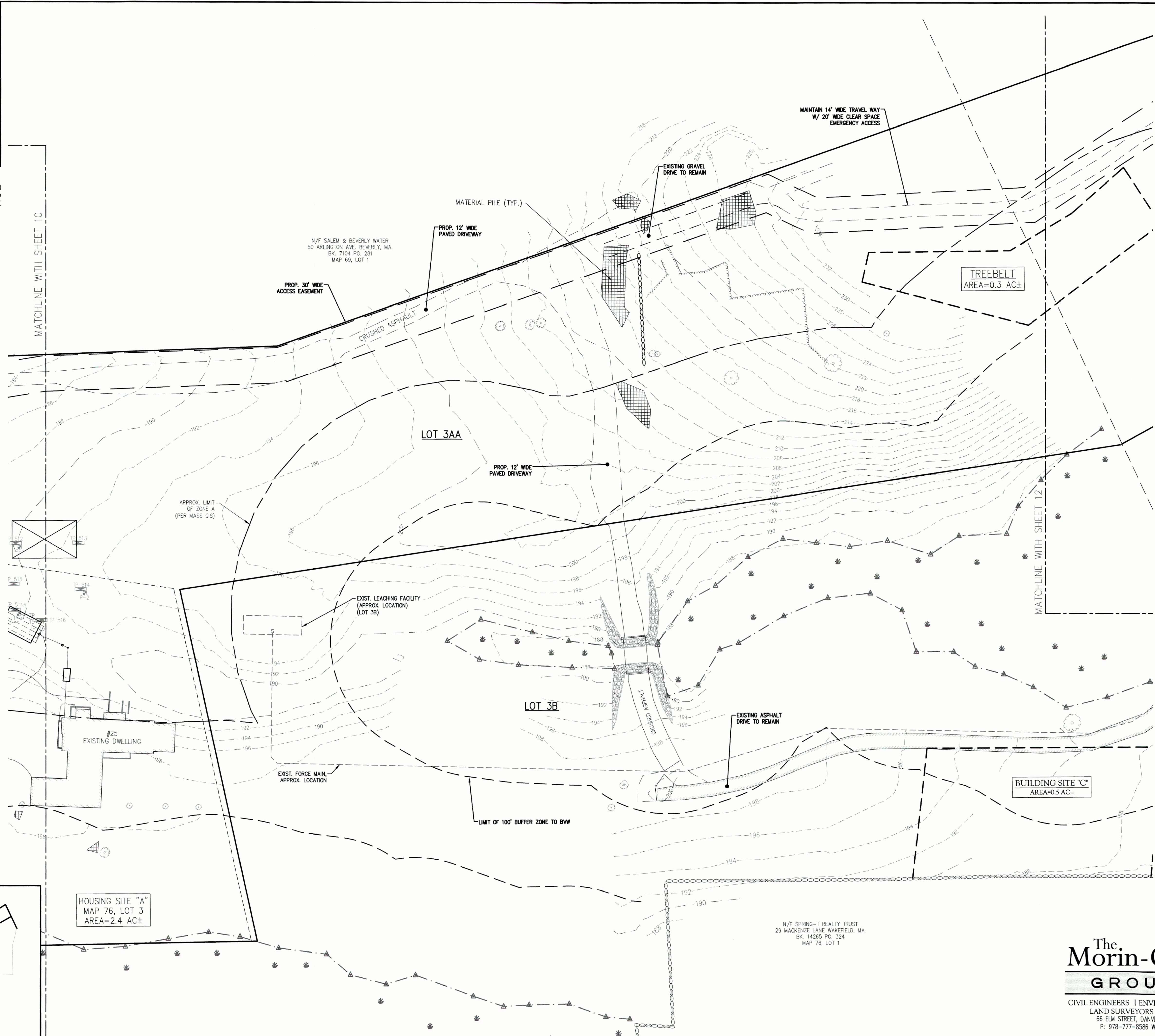
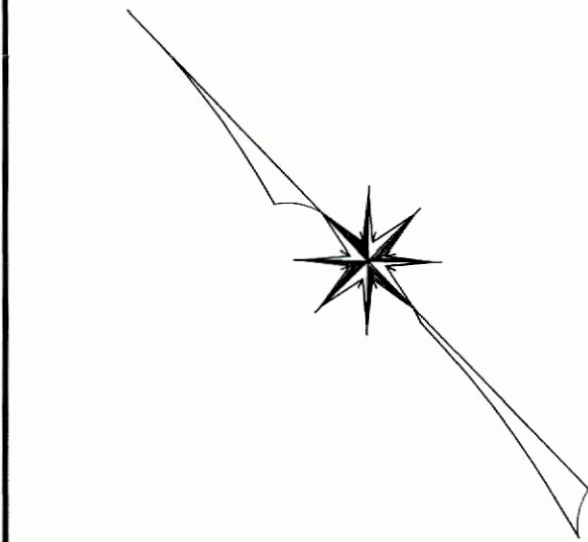
SITE STATISTICS				
DIMENSIONAL REGULATION	REQUIRED	LOT 1	LOT 2	
AREA	87,120 S.F. MIN.	124,892 SF	100,537 SF	
HEIGHT/STORIES	35 FT./2.5 MAX.	2.5 MAX	2.5 MAX	
BUILDING AREA	15% MAX.	2.6%	3.2%	
IMPERVIOUS AREA	50% MAX.	5.5%	7.4%	
OPEN SPACE	50% MIN.	94.5%	92.6%	



KEY MAP
NOT TO SCALE

FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John Morin
DRAFTSMAN
5/1/26
DATE



DEFINITIVE SUBDIVISION "JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026
SCALE: 1" = 40'
0 20 40 80
ZONING DISTRICT: OUTLYING RESIDENTIAL AND AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____, CLERK OF THE TOWN OF TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON _____ AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NET FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK

APPROVED ON _____, SUBJECT TO COVENANTS AND CONDITIONS EXECUTED BY _____, AND RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

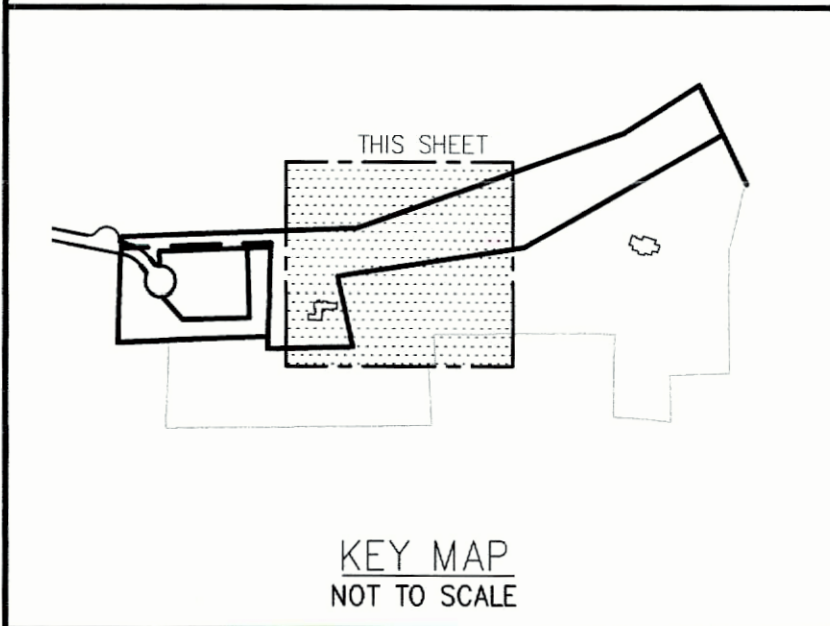
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8586 W. WWW.MORINCAMERON.COM

SITE PLAN II
DRAWING NO.
11 OF 18
PROJ. #4176



DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON

MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

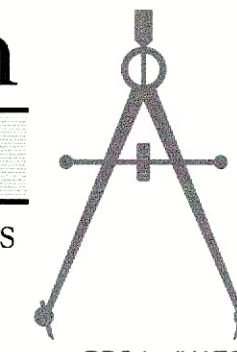
TOPSFIELD PLANNING BOARD



John M. Morin
5/1/26

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



SITE PLAN III

DRAWING NO.
12 OF 18

PROJ. #4176

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John M. Morin 5/1/26
DRAFTSMAN DATE

N/F SALEM & BEVERLY WATER
50 ARLINGTON AVE. BEVERLY, MA.
BK. 7104 PG. 281
MAP 69, LOT 1

MAINTAIN 14' WIDE TRAVEL WAY
W/ 20' WIDE CLEAR SPACE
EMERGENCY ACCESS

PROP. 30' WIDE
ACCESS EASEMENT

N/F
MAP 70 LOT 1
44 MCLEOD LN.
SALEM & BEVERLY WATER

BOSTON STREET (ROUTE 1)
EDGE OF PAVEMENT

APPROX. LIMIT
OF ZONE A
(PER MASS GIS)

WOOD ROAD
(APPROX. LOCATION)

APPROX LIMIT OF 100'
BUFFER ZONE (TYP.)

EXISTING ELEC.
POLE, TYP.
GRANITE BOLLARD
EXISTING GATE
GRANITE BOLLARD
GUARD RAIL
TRAFFIC SIGNAL MAST ARM

LOT 3AA

APPROX. LIMIT
OF ZONE A
(PER MASS GIS)

LOT 3B

#27
EXISTING DWELLING

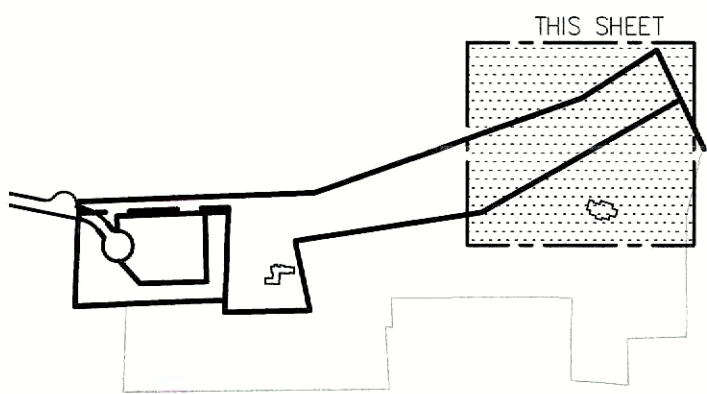
ELEC. METER

HOUSING SITE "B"
MAP 76, LOT 2
AREA=4.7 AC±

EXIST. SEPTIC TANK
(APPROX. LOCATION)

EXIST. WELL

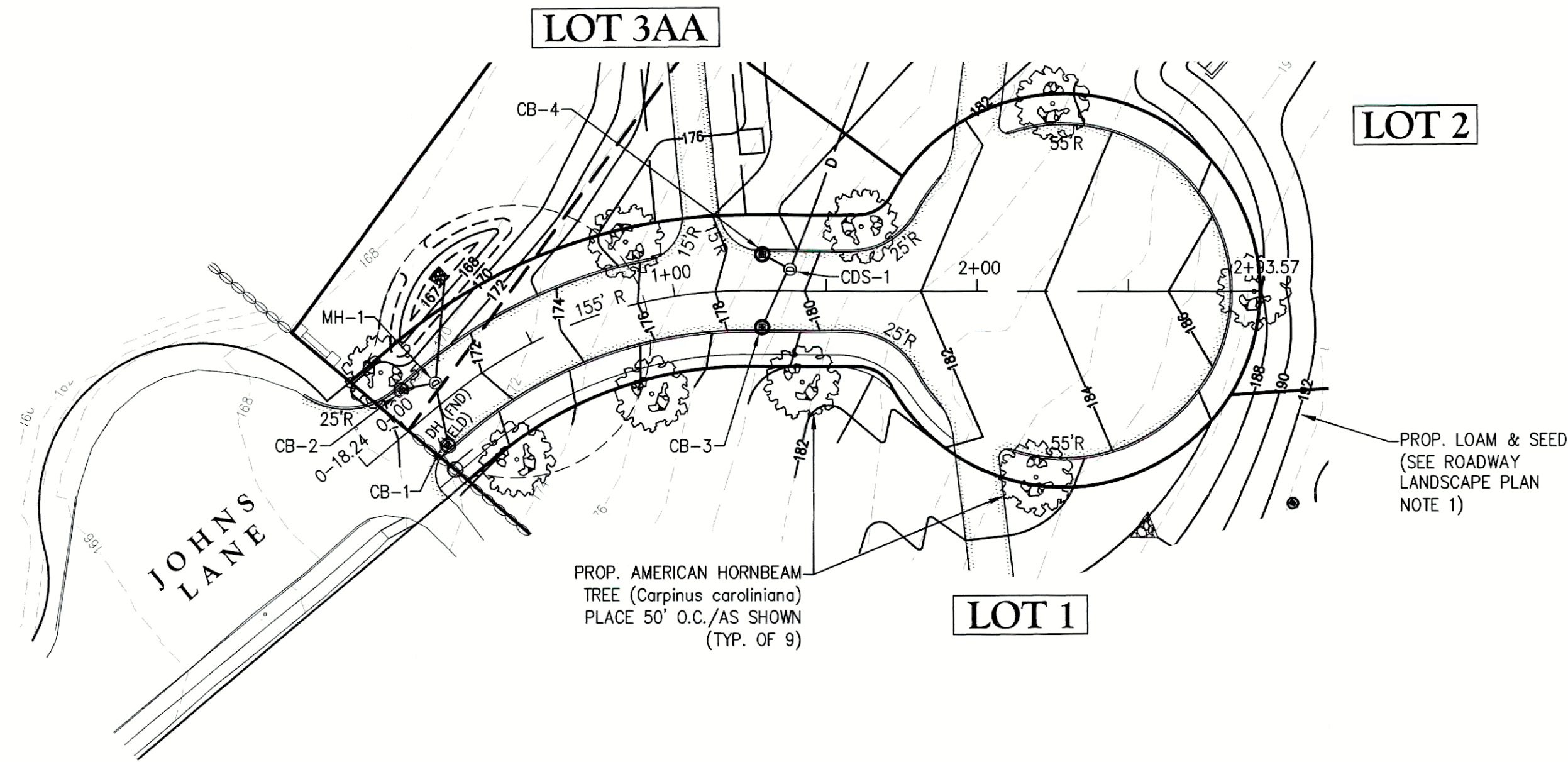
N/F SPRING-T REALTY TRUST
29 MACKENZIE LANE
WAKEFIELD, MA.
BK. 14285 PG. 324
MAP 76, LOT 1



KEY MAP
NOT TO SCALE

FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John M. Morin 5/1/26
DRAFTSMAN DATE



DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

SCALE: 1" = 40'
0 20 40 80

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

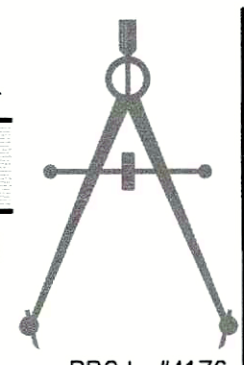
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



PROJ. #4176

EROSION
CONTROL PLAN

DRAWING NO.

14 OF 18

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

DRAFTSMAN *John M. Morin* DATE *5/1/26*

SEDIMENT FOREBAYS & INFILTRATION BASIN
SHALL BE INITIALLY BUILT WITH BOTTOMS 1' HIGHER
THAN DESIGN, TO BE USED AS SEDIMENT BASINS.
ONCE MAJOR EARTHWORK IS COMPLETE AND SITE
IS STABLE FOREBAYS & INFILTRATION BASIN SHALL
BE COMPLETED IN ACCORDANCE WITH DESIGN AND
SHALL BE MONITORED TO ENSURE THAT THEY ARE
FUNCTIONING AS INTENDED.

PROPOSED STABILIZED
CONSTRUCTION
ENTRANCE (TYP.),
SEE DETAIL SHEET 15

INSTALL SILT SACKS
ON NEW CATCH
BASINS AFTER
INSTALLATION (TYP.)

PROP. SILT
SOCK (TYP.)

374.69 (RECORD AND MEASURED)

DH (FND)

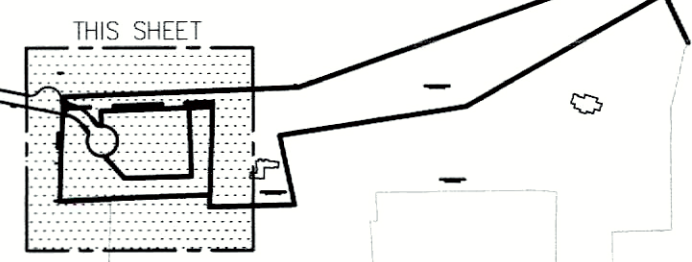
DH (FND)

PROP. SILT
SOCK (TYP.)

IR (SET)

TREE STUMP (TYP.)

PROP. SILT
SOCK (TYP.)



KEY MAP
NOT TO SCALE

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK
APPROVED ON _____ SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

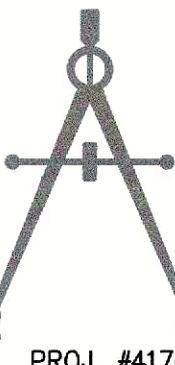
DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



5/1/26



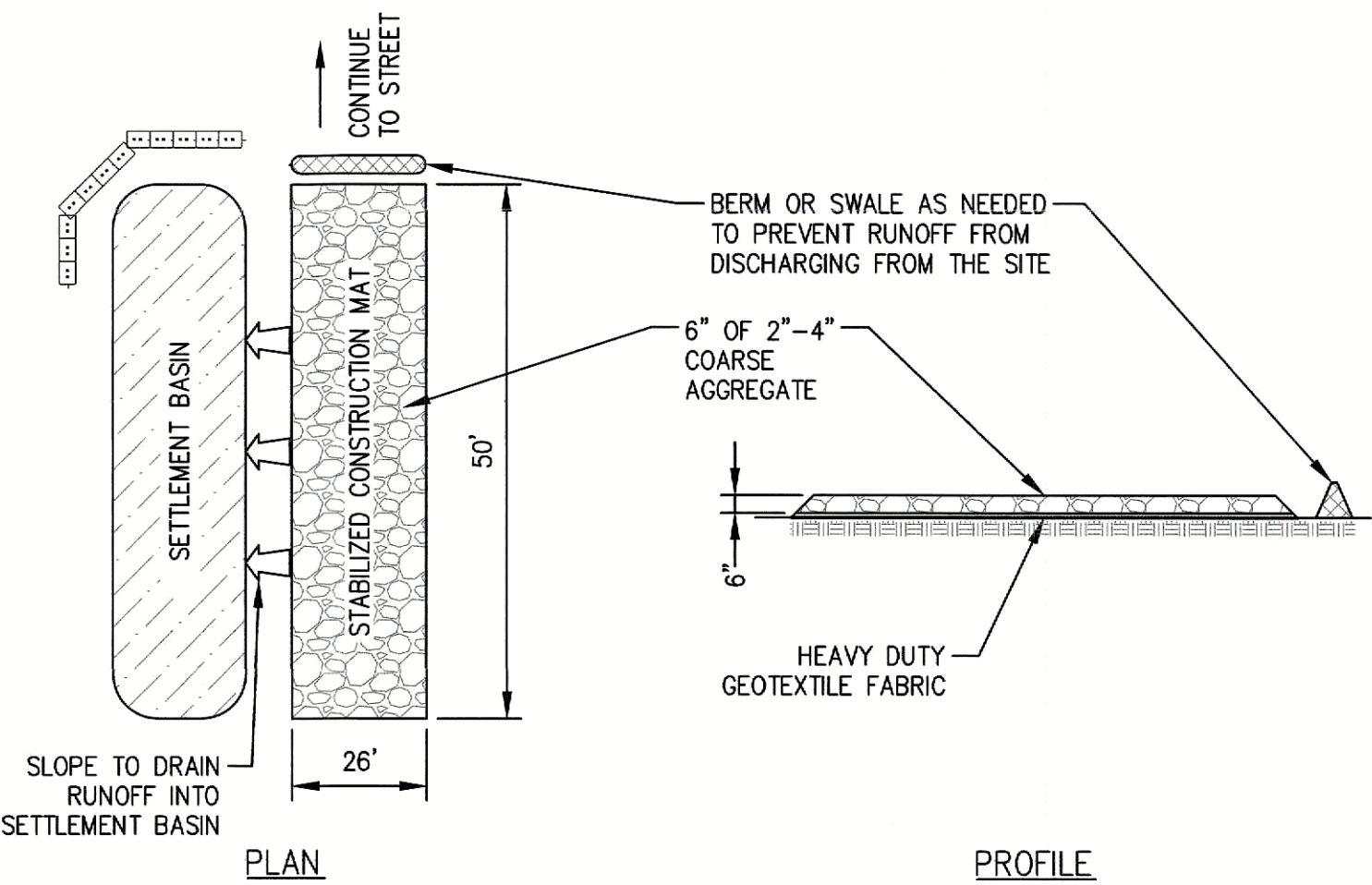
CONSTRUCTION
DETAILS I

DRAWING NO.
15 OF 18

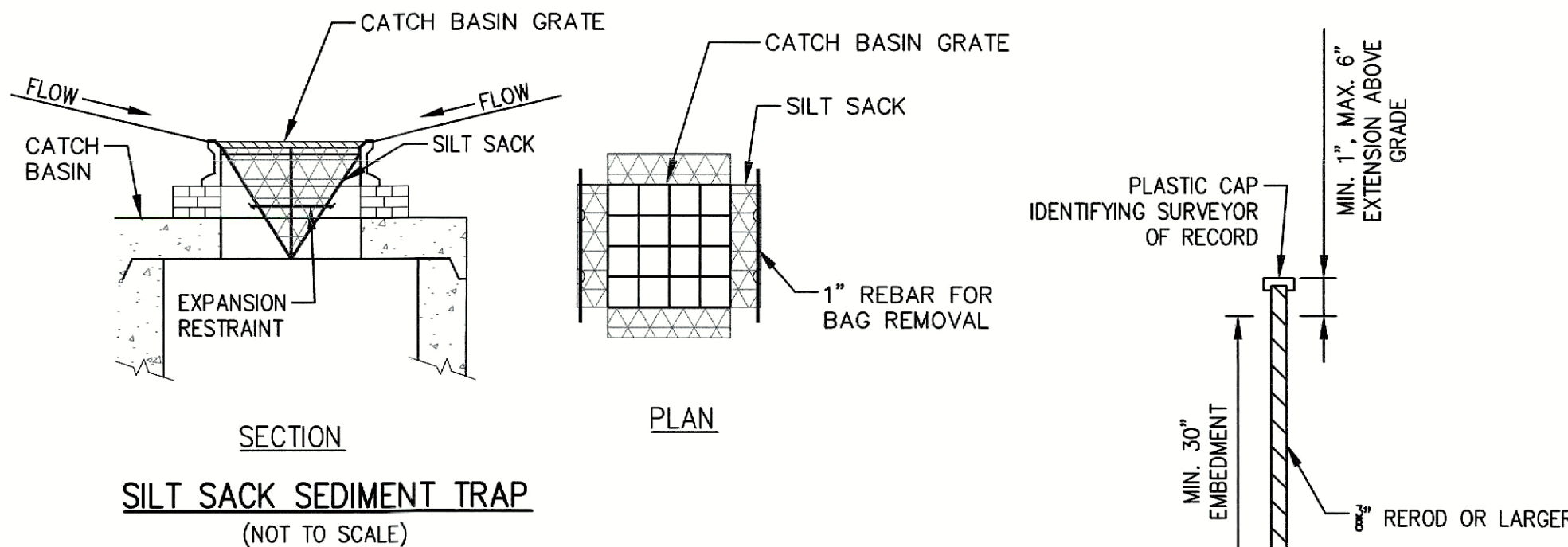
The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM

PROJ. #4176



- CONSTRUCTION MAT SPECIFICATIONS**
1. STONE FOR STABILIZATION CONSTRUCTION MAT SHALL BE 2"-4" STONE, RECLAIMED STONE.
 2. THE LENGTH OF THE STABILIZED MAT SHALL NOT BE LESS THAN 40 FEET.
 3. THE WIDTH OF THE MAT SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
 4. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION MAT SHALL BE PIPED BENEATH THE MAT. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
 6. THE MAT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC OPRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

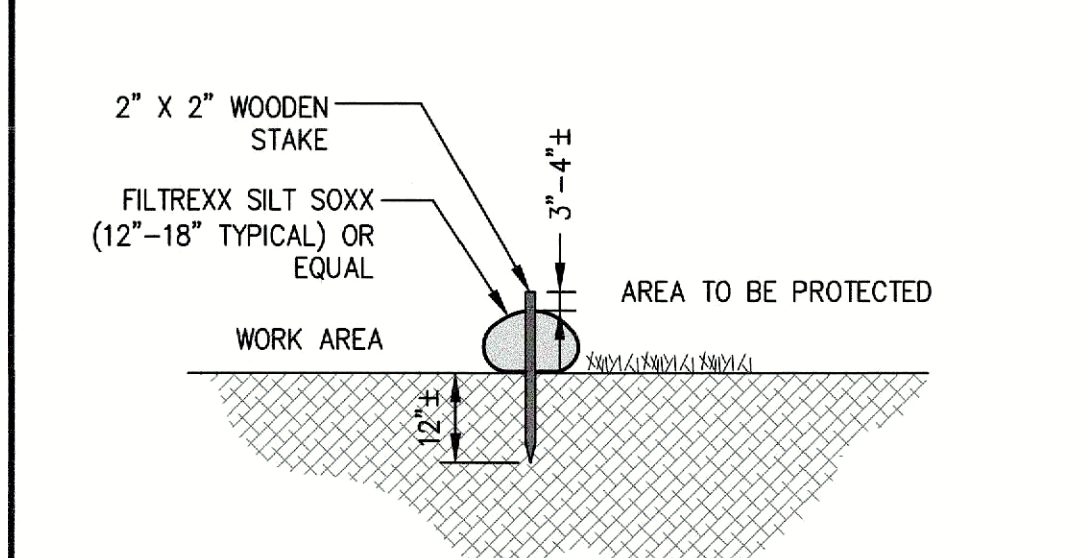
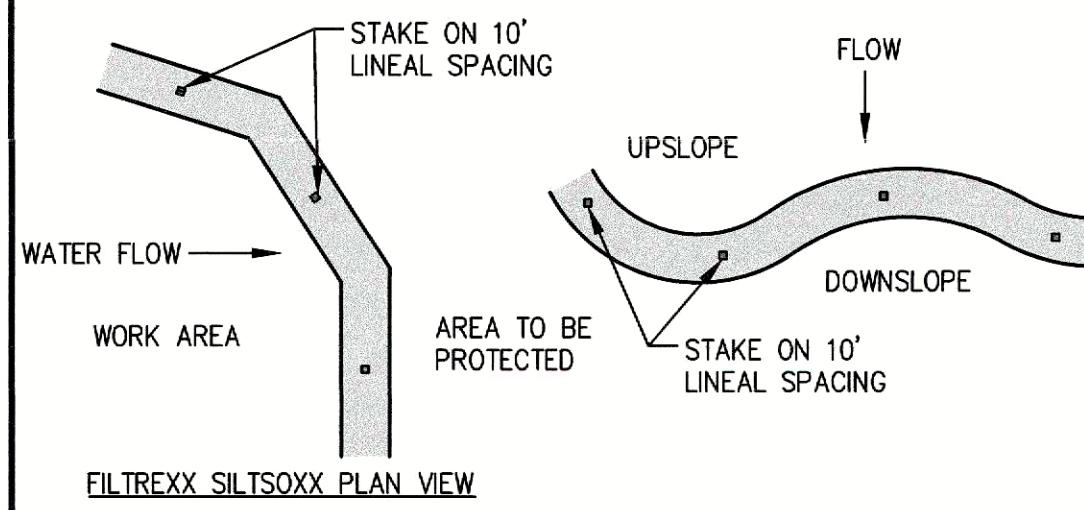


- SILT SACK NOTES:**
1. INSTALL SILT SACKS IN EXISTING CATCH BASINS. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
 2. GRATES TO BE PLACED OVER SILT SACKS.
 3. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.

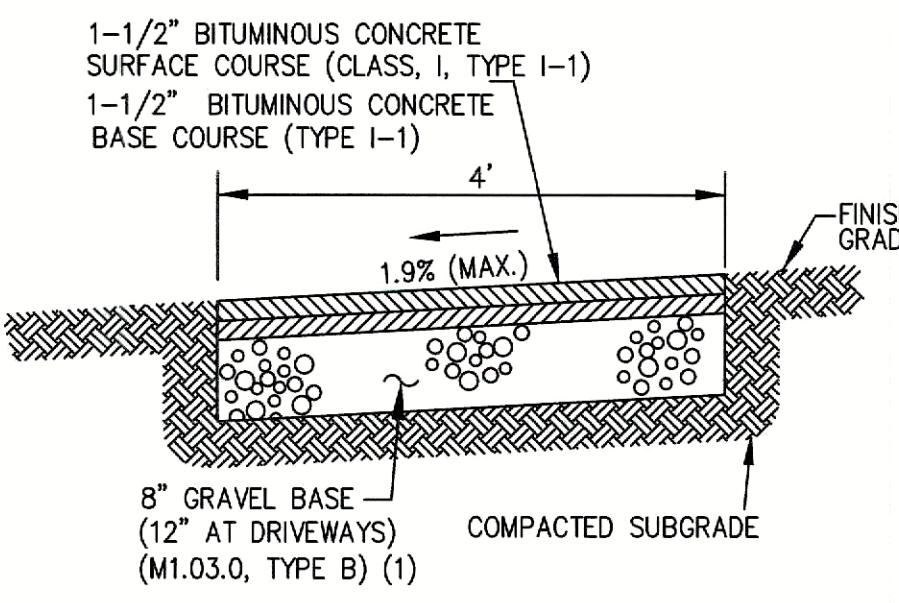
IRON ROD DETAIL
(NOT TO SCALE)

FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

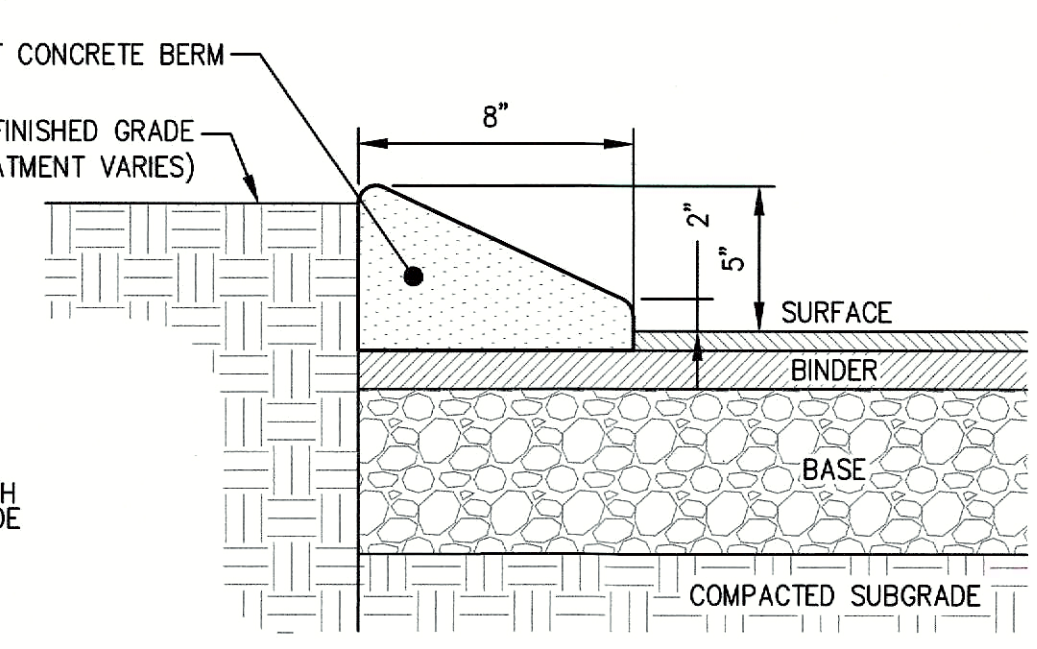
John M. Morin 5/1/26
DRAFTSMAN DATE



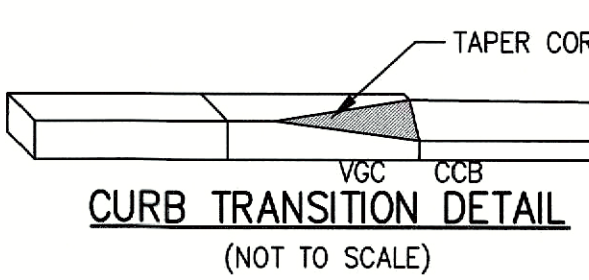
SILT SOCK
(NOT TO SCALE)



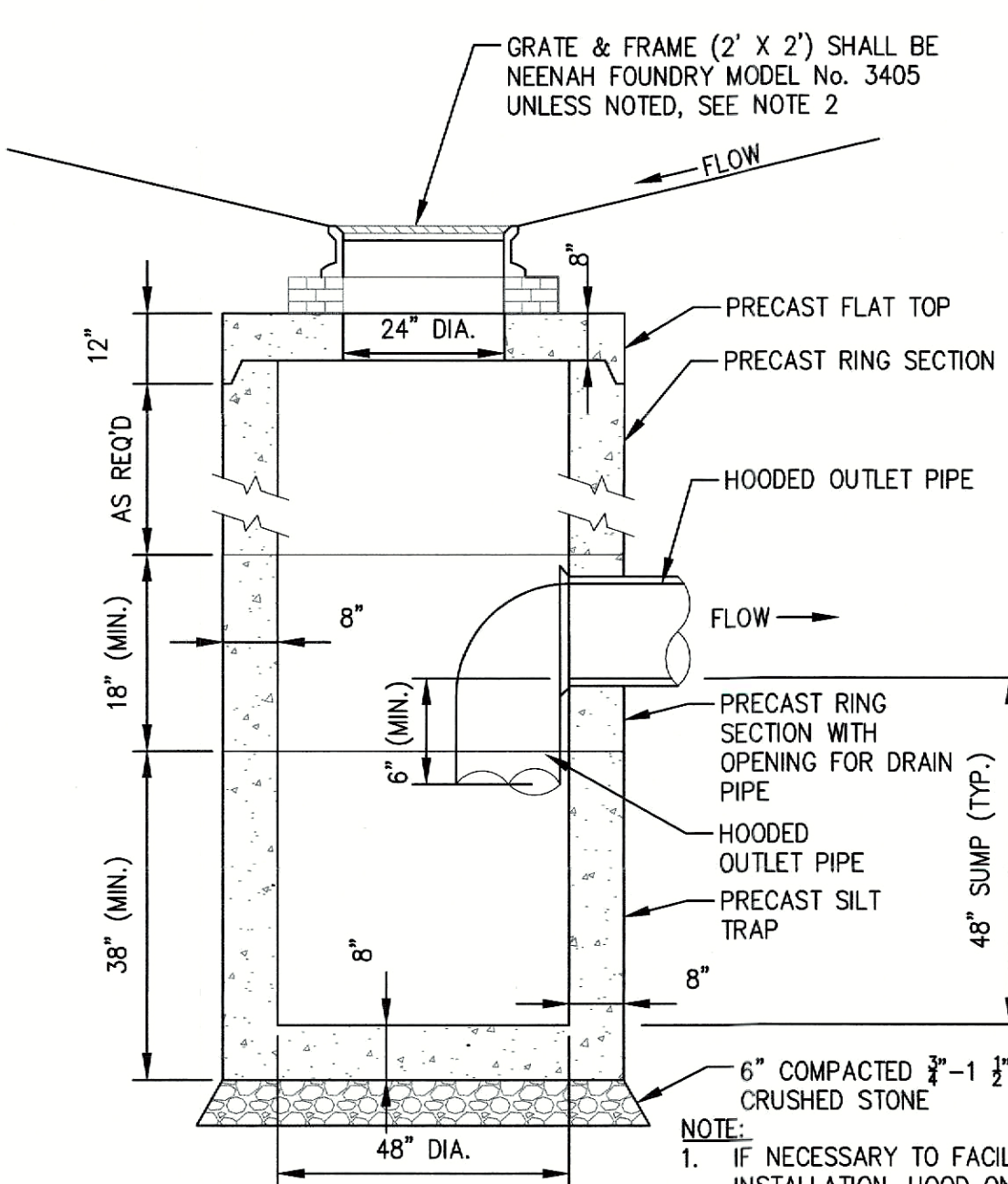
BITUMINOUS CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)



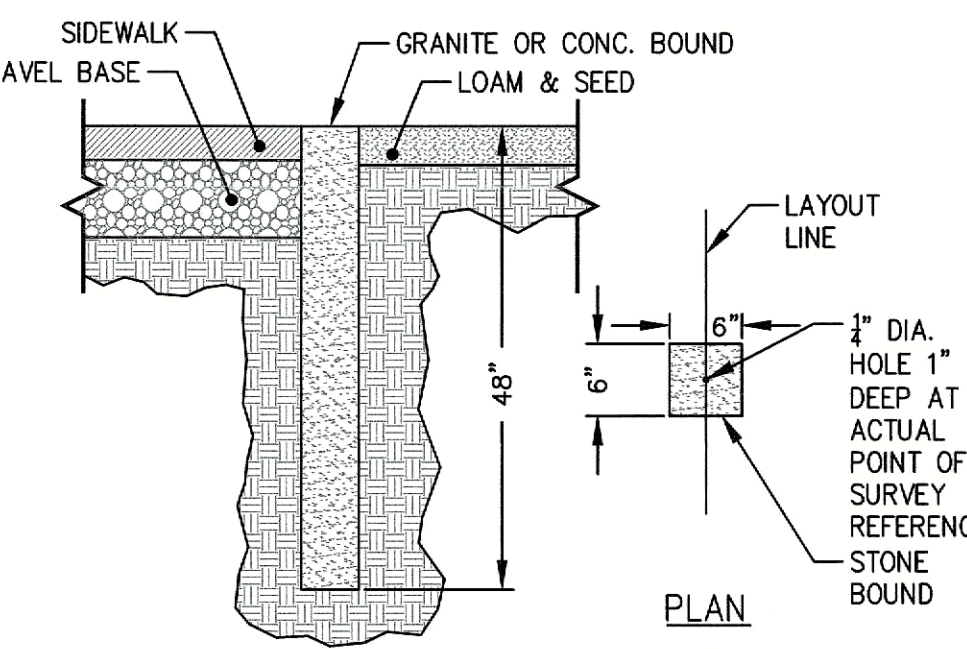
CAPE COD BERM
(NOT TO SCALE)



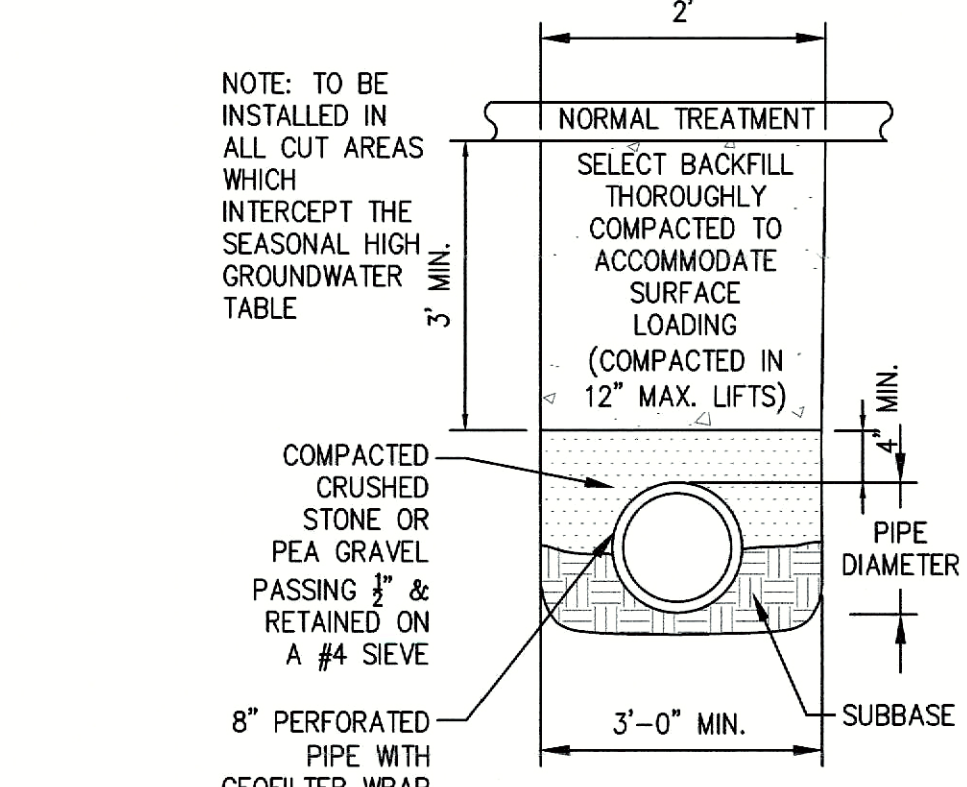
CURB TRANSITION DETAIL
(NOT TO SCALE)



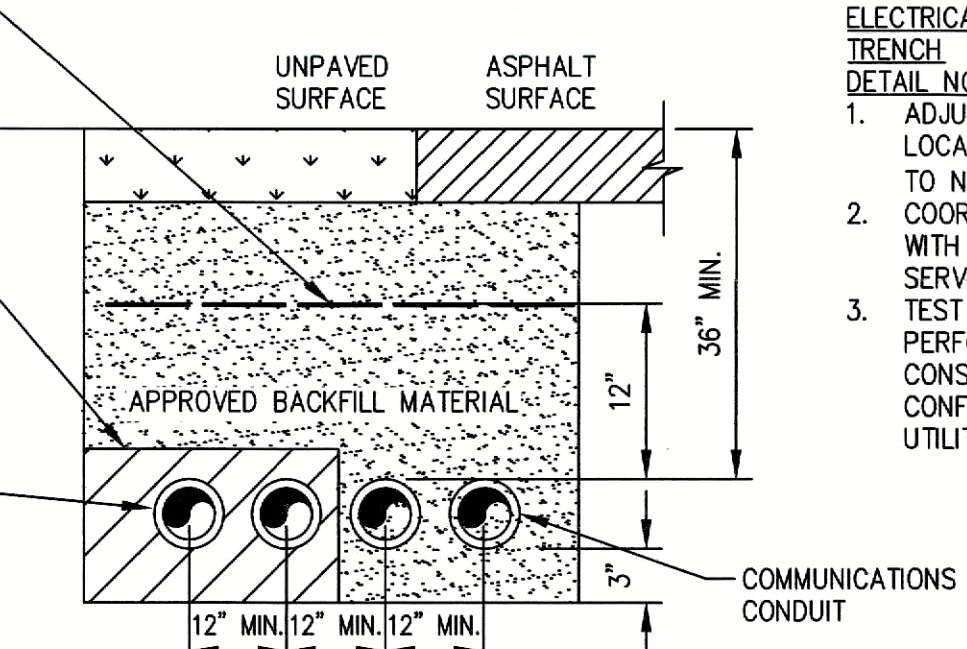
TYPICAL CATCH BASIN
(NOT TO SCALE)



GRANITE/CONC. BOUND
(NOT TO SCALE)

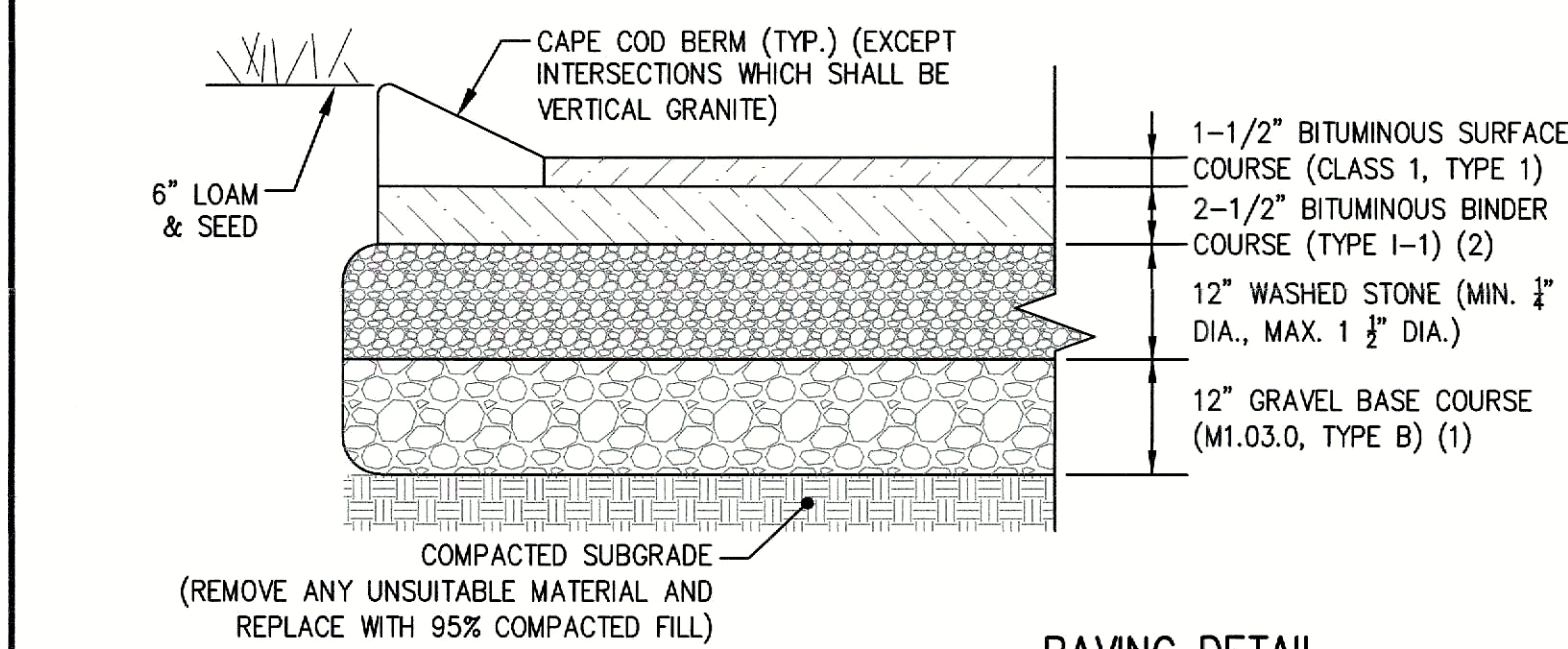


TYPICAL SUBDRAIN DETAIL
(NOT TO SCALE)



TELEPHONE, CABLE, FIBER AND ELECTRICAL CONDUIT TRENCH DETAIL
(NOT TO SCALE)

- ELECTRICAL CONDUIT TRENCH DETAIL NOTES:**
1. ADJUST FOR ANY LOCAL MODIFICATIONS TO NFPA 70/NEC COORDINATE CONDUITS WITH APPLICABLE SERVICE PROVIDERS.
 2. TEST PITS SHALL BE PERFORMED PRIOR TO CONSTRUCTION TO CONFIRM EXISTING UTILITIES.

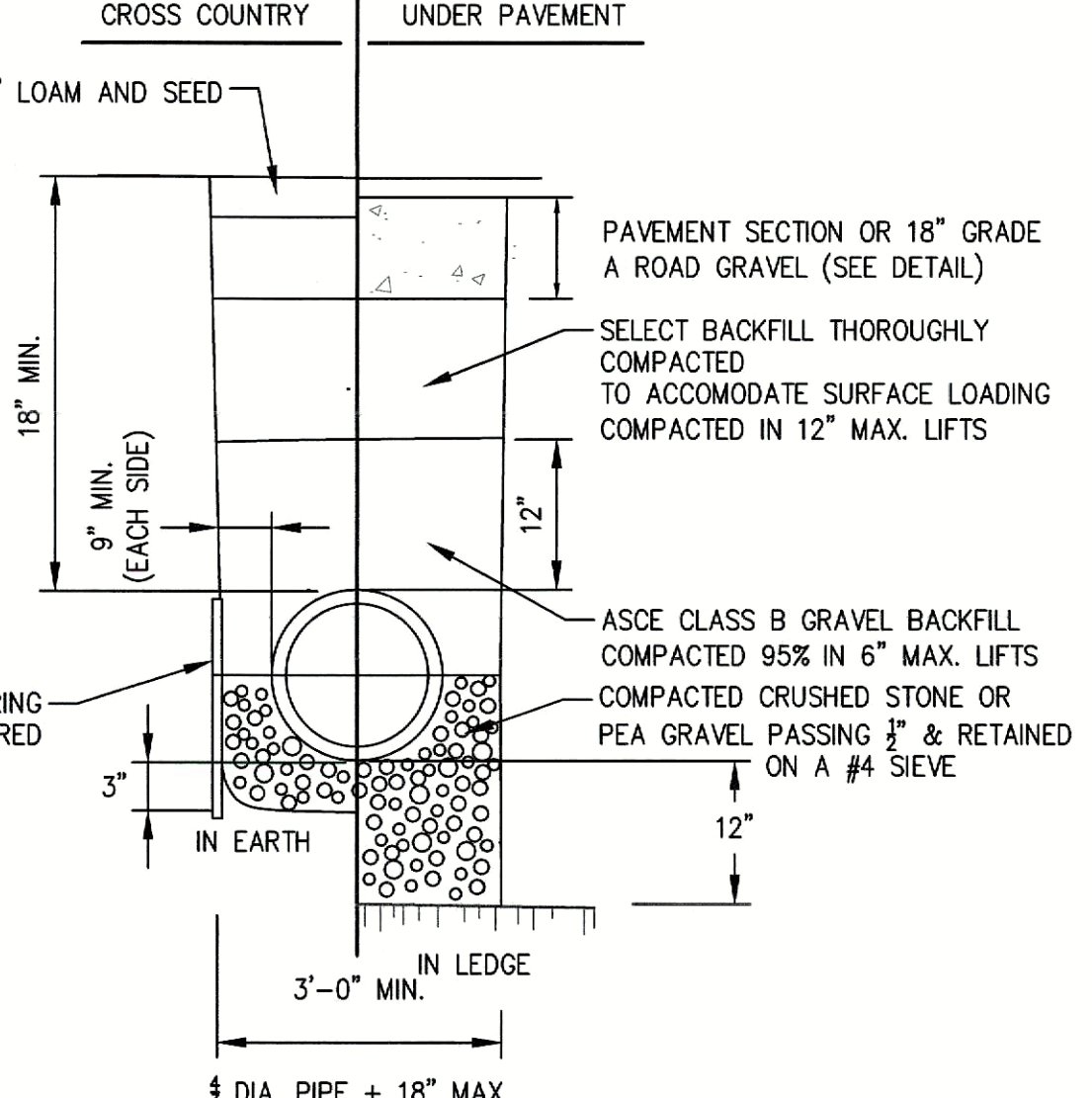


PAVING DETAIL
(NOT TO SCALE)

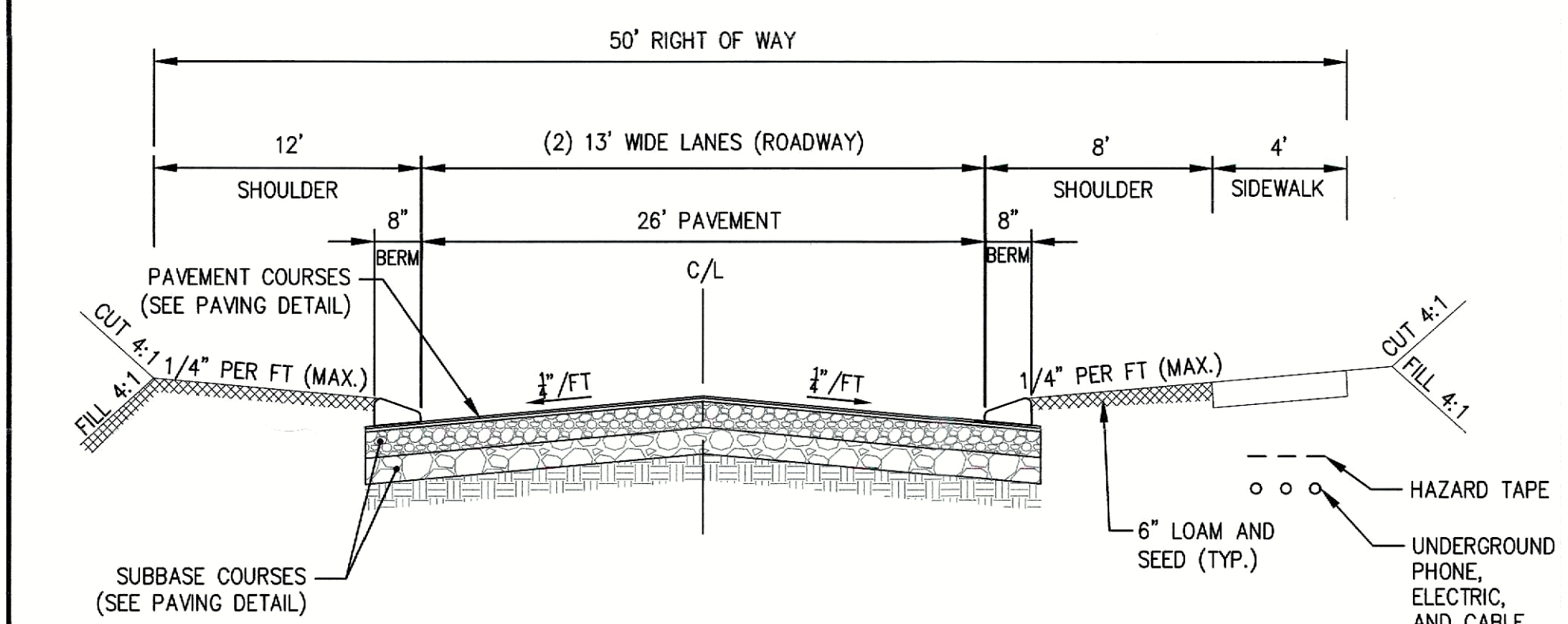
- TYPICAL PAVEMENT NOTES:**
- (1) THE GRAVEL BASE SHALL BE RAKED SUCH THAT ALL LARGE STONES (NOT TO EXCEED 4") ARE EVENLY DISTRIBUTED THROUGHOUT THE BASE TO PREVENT COBBLING.
 - (2) THE BINDER COURSE SHOULD BE ALLOWED TO WINTER OVER ONE SEASON AND SHOULD BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE SURFACE COURSE. IF THE BINDER CANNOT BE SWEEPED REASONABLE CLEAN, A TACK COAT MUST BE APPLIED TO ENSURE PROPER BINDING OF THE TWO SURFACES. THE BITUMINOUS CONCRETE SURFACE COURSE SHALL NOT BE INSTALLED UNTIL SUCH TIME AS ALL HEAVY CONSTRUCTION IS COMPLETE.

TRENCH NOTES:

1. ANTI-SEEPAGE COLLAR (AGRI-DRAIN OR APPROVED EQUAL) SHALL BE INSTALLED EVERY 50' ALONG A TRENCH EXCAVATION WHEN THE SLOPE EXCEEDS 4%.
2. SHEETING, IF USED, SHALL BE CUT OFF 12 INCHES (12") ABOVE TOP OF PIPE OR CONDUIT.
3. UNSUITABLE MATERIAL IN TRENCHES SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH ARTICLE 5.1.4.E OF THE TOPSFIELD SUBDIVISION RULES AND REGULATIONS.



TYPICAL DRAIN TRENCH DETAIL
(NOT TO SCALE)



TYPICAL MINOR STREET CROSS SECTION
(NOT TO SCALE)

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

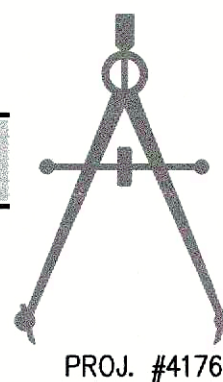
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM

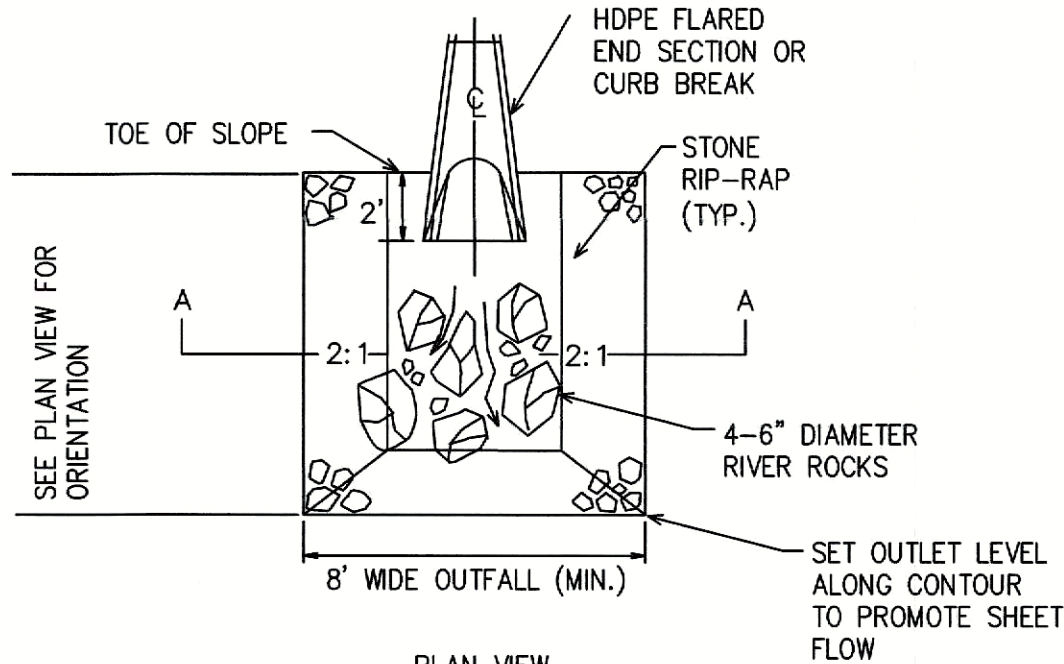


CONSTRUCTION
DETAILS II

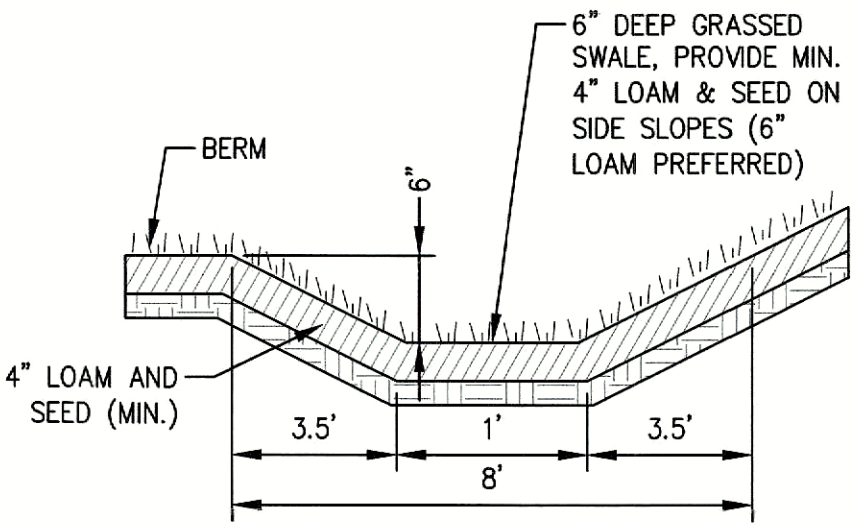
DRAWING NO.

16 OF 18

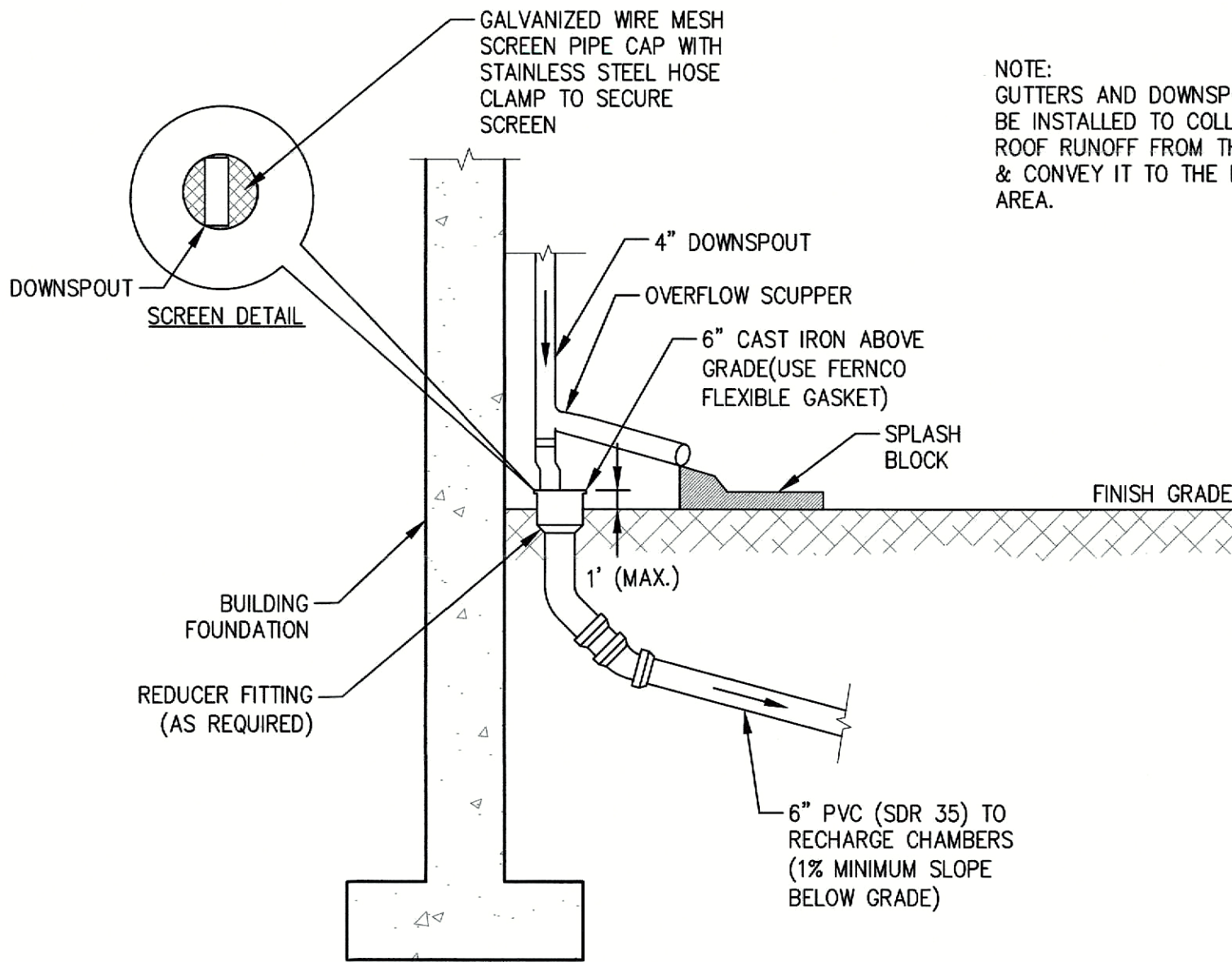
PROJ. #4176



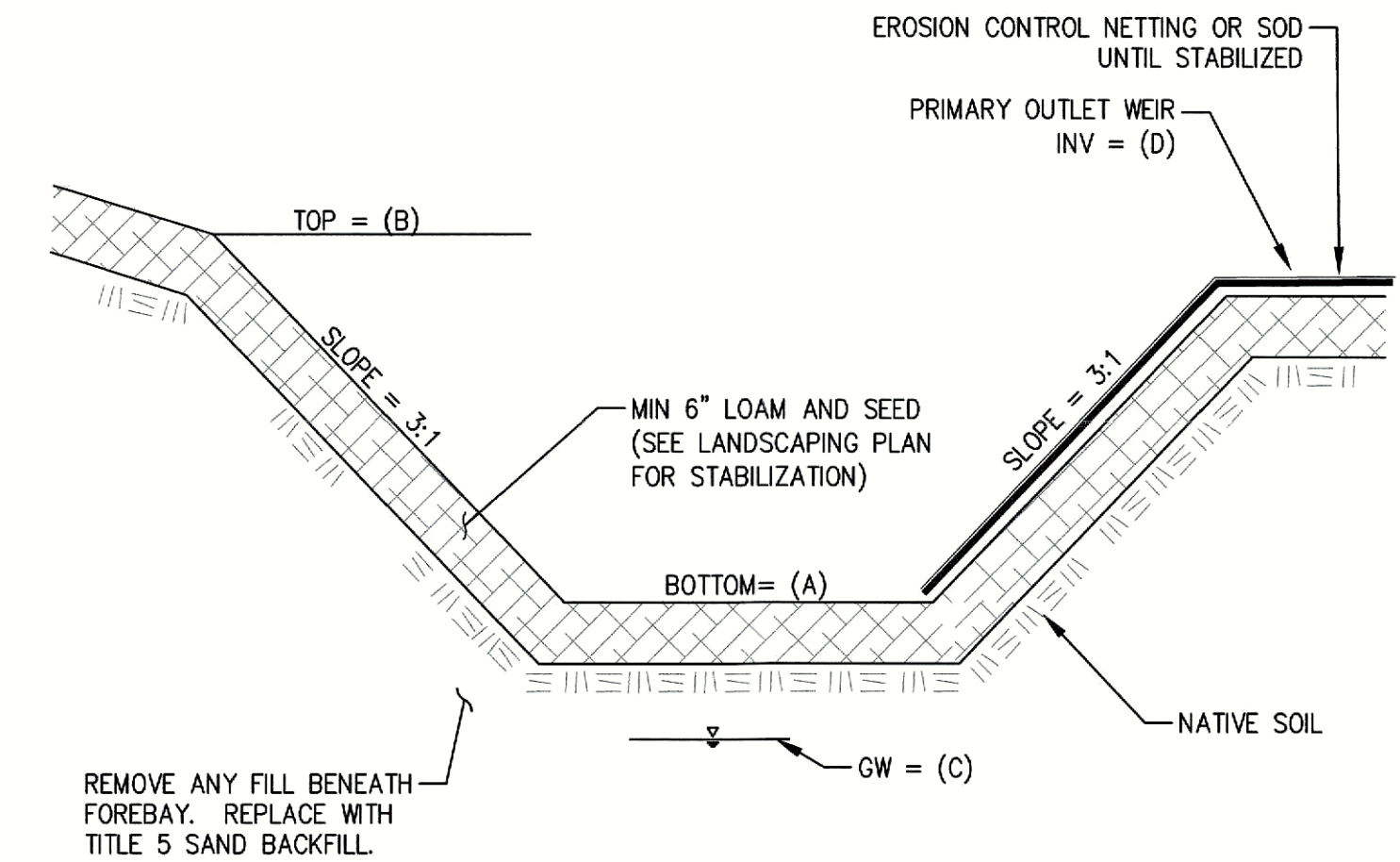
STONE ENERGY DISSIPATOR (INLET/OUTLET PROTECTION)
(NOT TO SCALE)



GRASSED SWALE
NOT TO SCALE



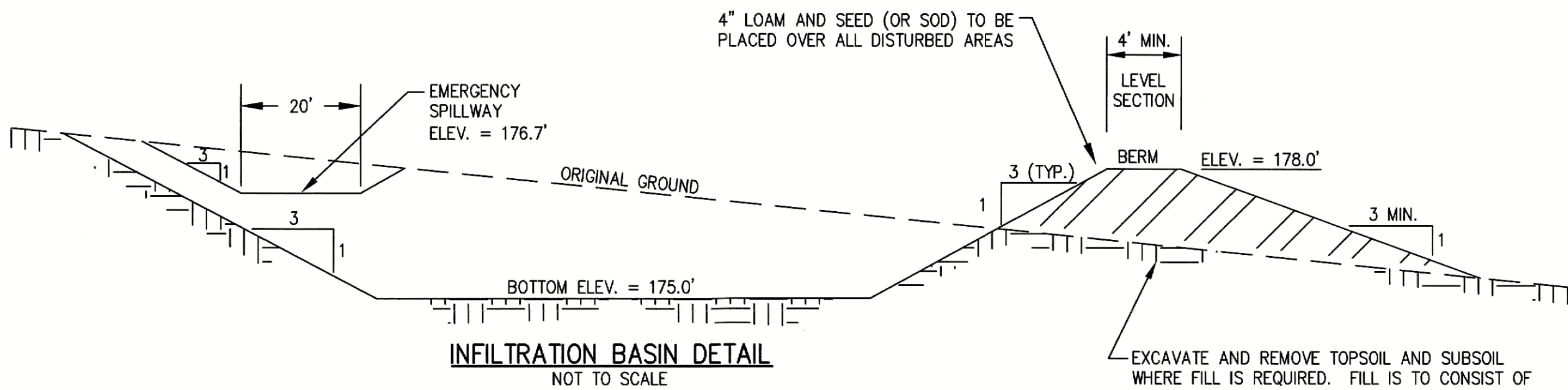
DOWN SPOUT ROOF LEADER
NOT TO SCALE



SEDIMENT FOREBAY ELEVATIONS

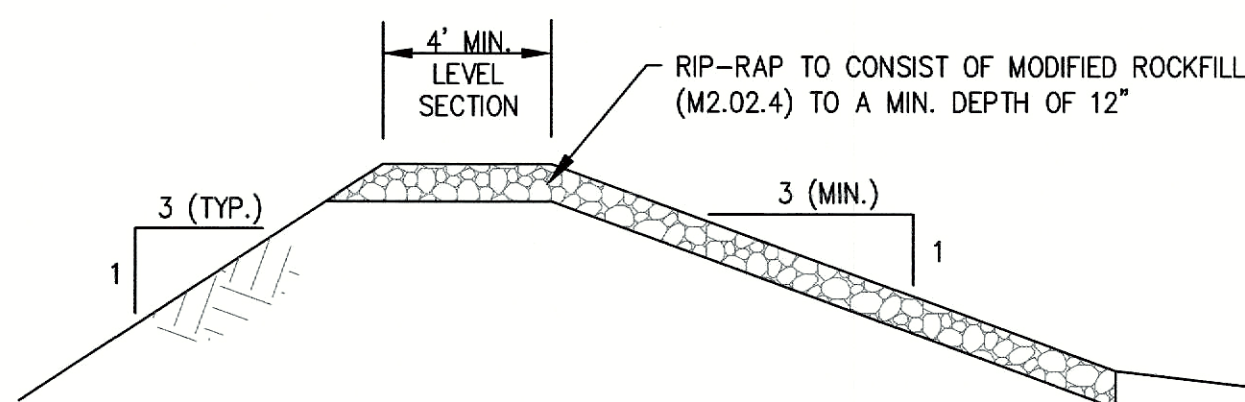
SEDIMENT FOREBAY	BOTTOM OF BASIN ELEV. (A)	TOP OF BERM ELEV. (B)	GROUND WATER ELEV. (C)	OUTFALL ELEV. (D)	OVERFLOW WIDTH
1	174.5'	178.0'	172.5'	176.0'	12'
2	167.0'	169.0'	165.0'	168.3'	12'

SEDIMENT FOREBAY
NOT TO SCALE

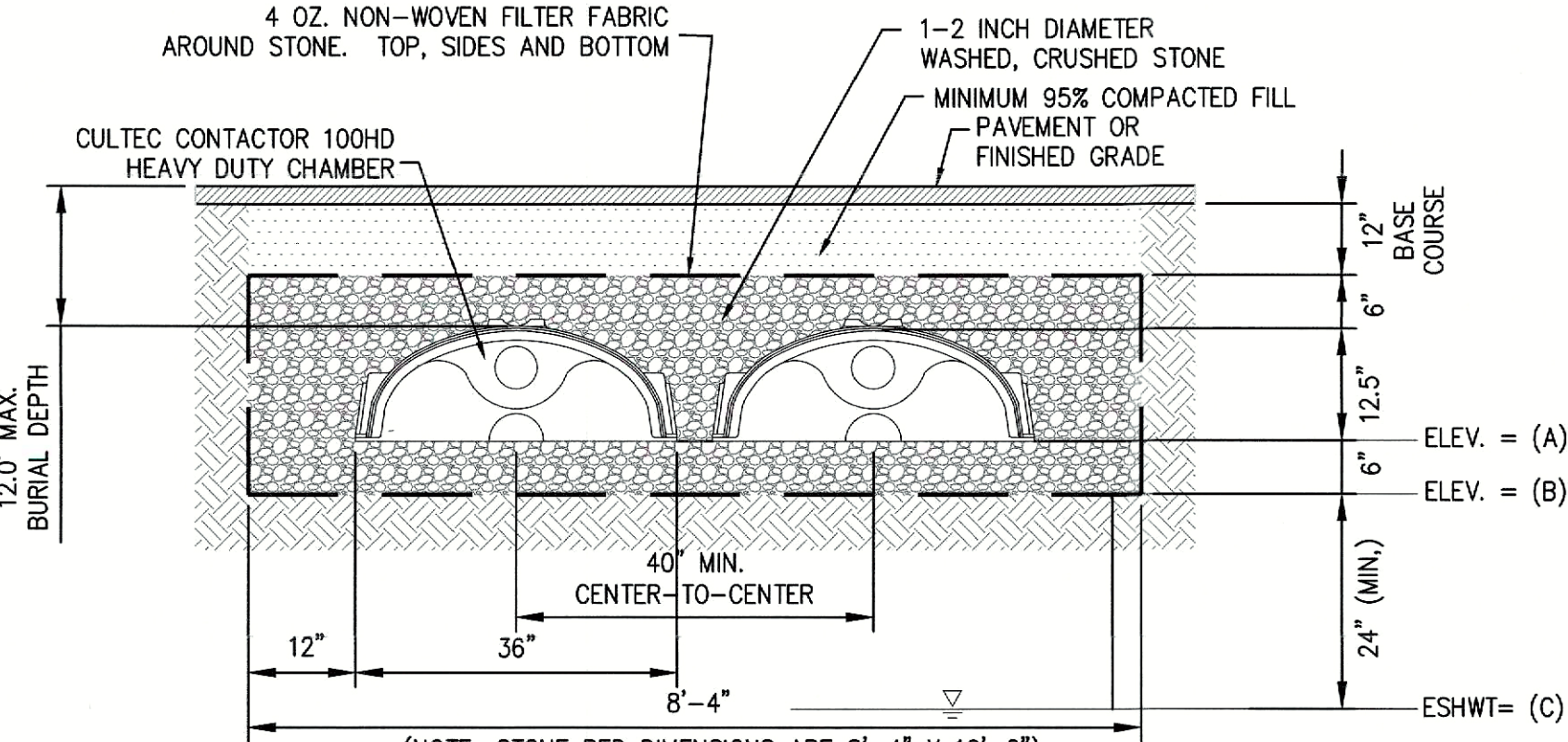


INFILTRATION BASIN DETAIL
NOT TO SCALE

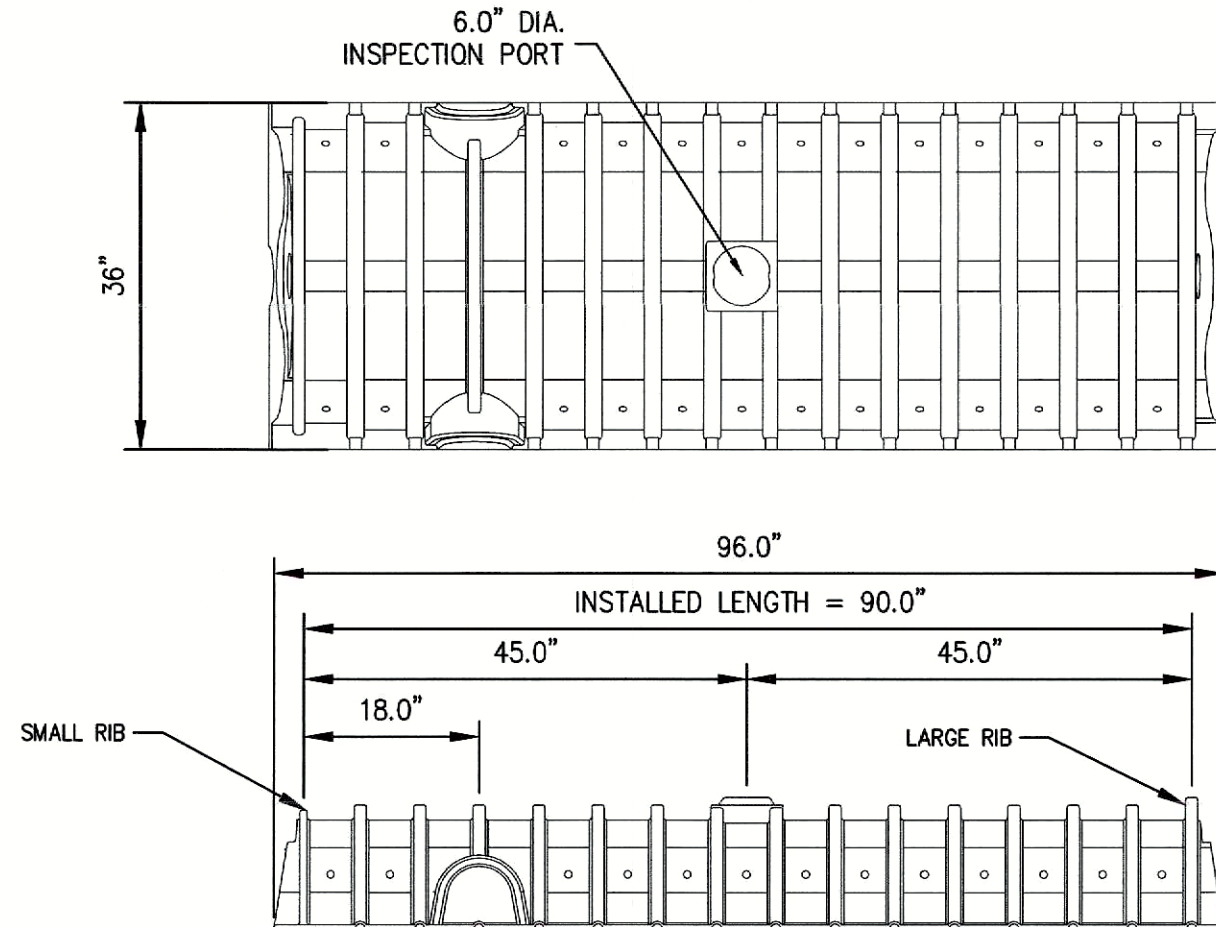
INFILTRATION BASIN EXCAVATION & FILL:
ALL TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE MATERIALS ARE
TO BE REMOVED FROM THE LOCATION OF THE PROPOSED
INFILTRATION SYSTEMS. SAND FILL MEETING THE REQUIREMENTS
OF MASS. TITLE 5 SEPTIC SAND IS TO BE USED AS NECESSARY
TO ACHIEVE SUBGRADE ELEVATION.



TYPICAL C/L PROFILE OF EMERGENCY SPILLWAY
NOT TO SCALE



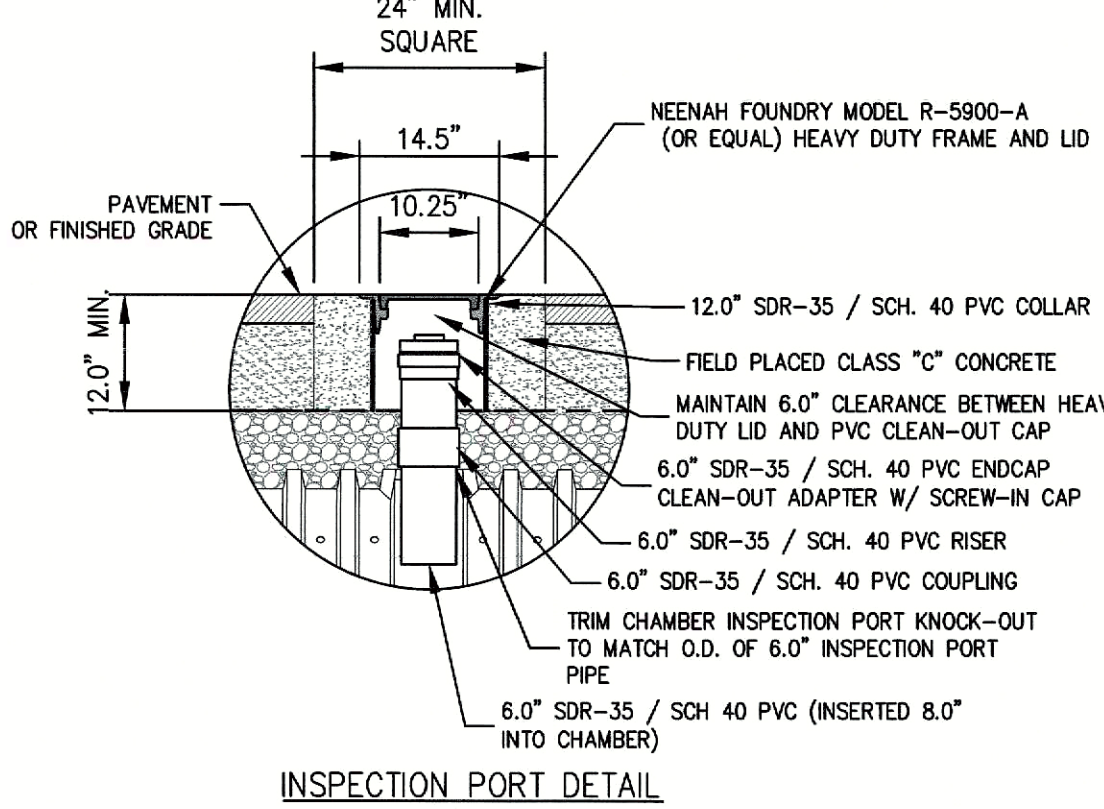
CROSS SECTION



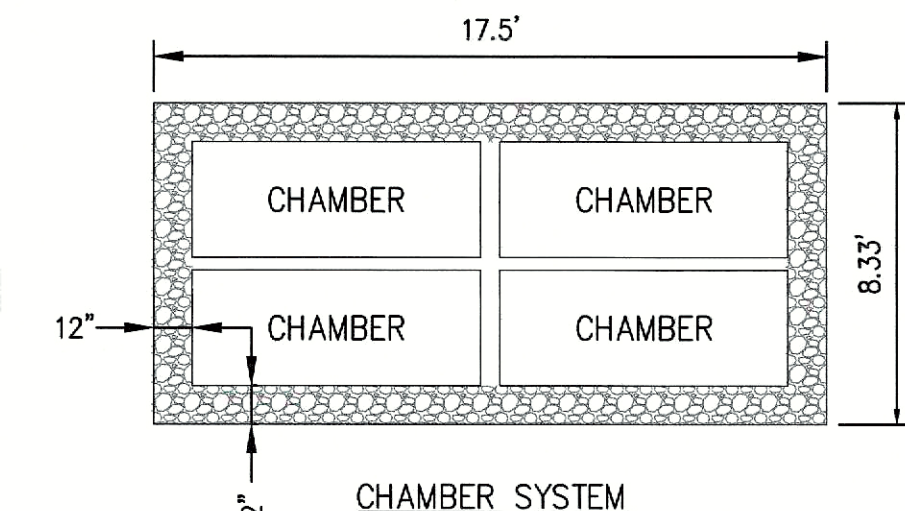
CHAMBER DETAILS

SSI	BOTTOM OF CULTEC (A)	BOTTOM OF STONE (B)	GROUND WATER ELEV. (C)
1	191.50'	191.00'	189.00'
2	194.17'	193.67'	191.67'

CULTEC CONTACTOR 100HD INFILTRATION CHAMBER DETAILS
(NOT TO SCALE)



INSPECTION PORT DETAIL



CHAMBER SYSTEM

- NOTES:
- CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
 - REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 - MAXIMUM ALLOWABLE COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m]
 - THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 - ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
 - ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 - CULTEC CONTACTOR 100HD CHAMBER STORAGE = 1.866 CF/FT
 - INSTALLED LENGTH ADJUSTMENT = 0.5'

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

I, _____ CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD

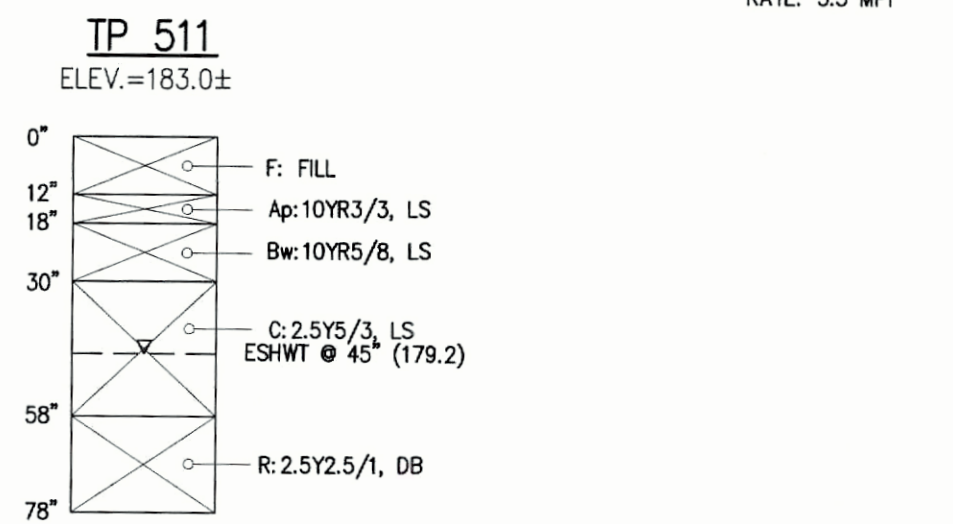
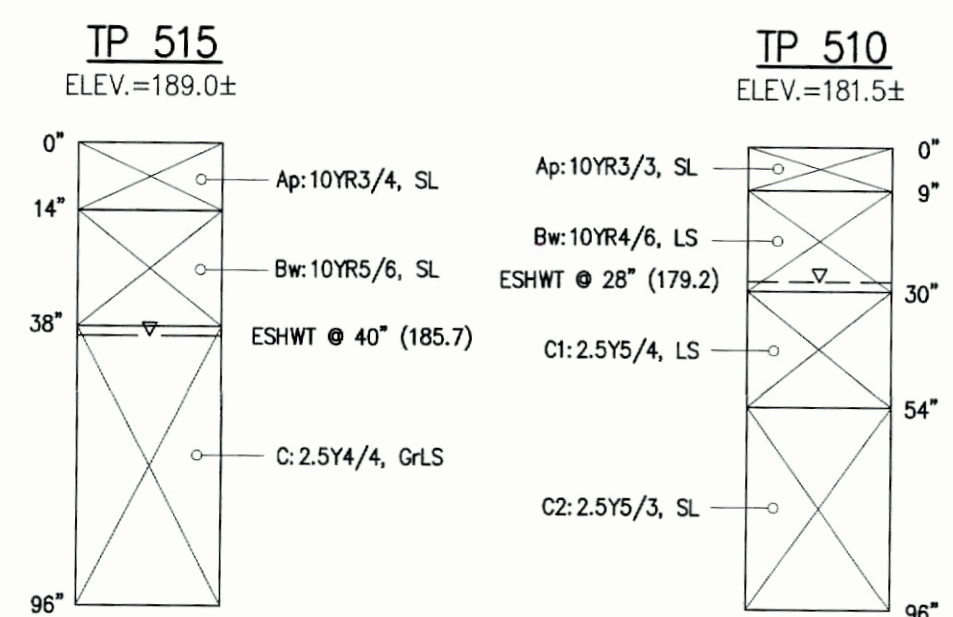
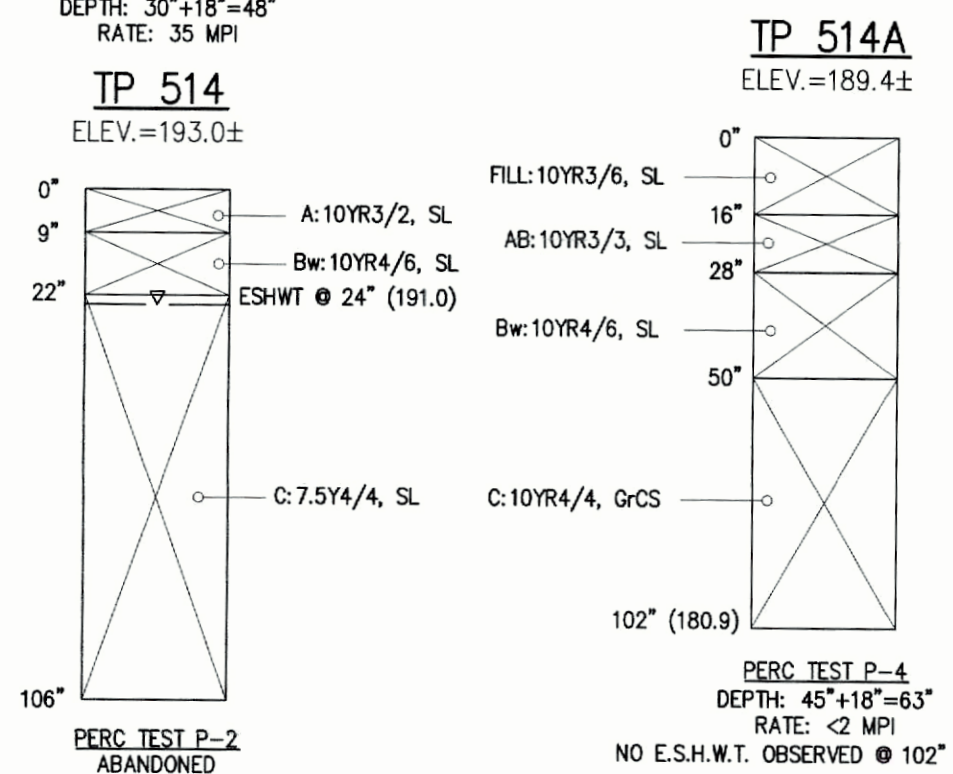
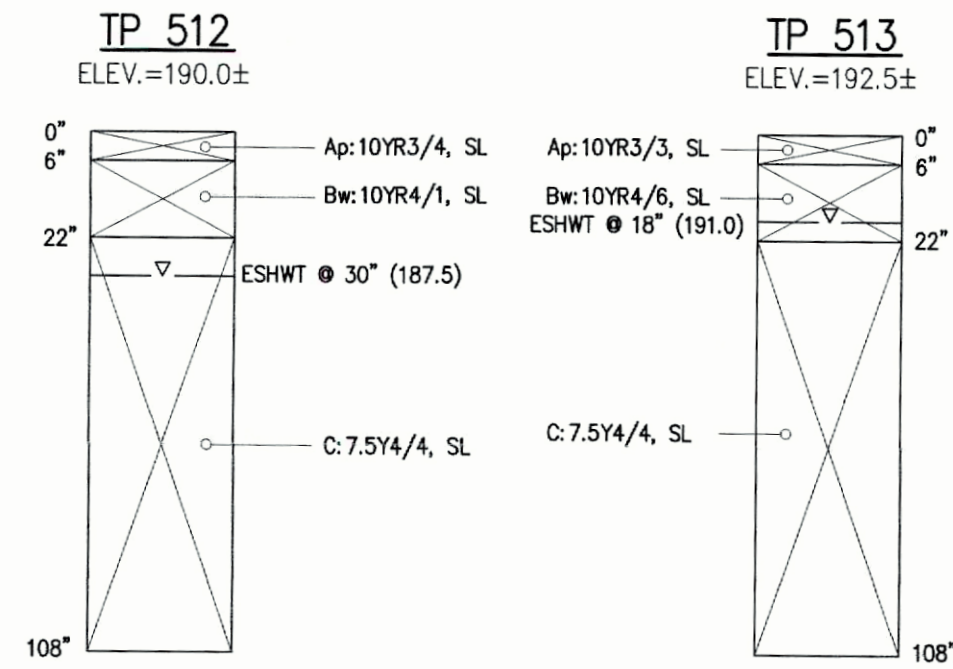
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

DRAFTSMAN John Morin DATE 5/1/26

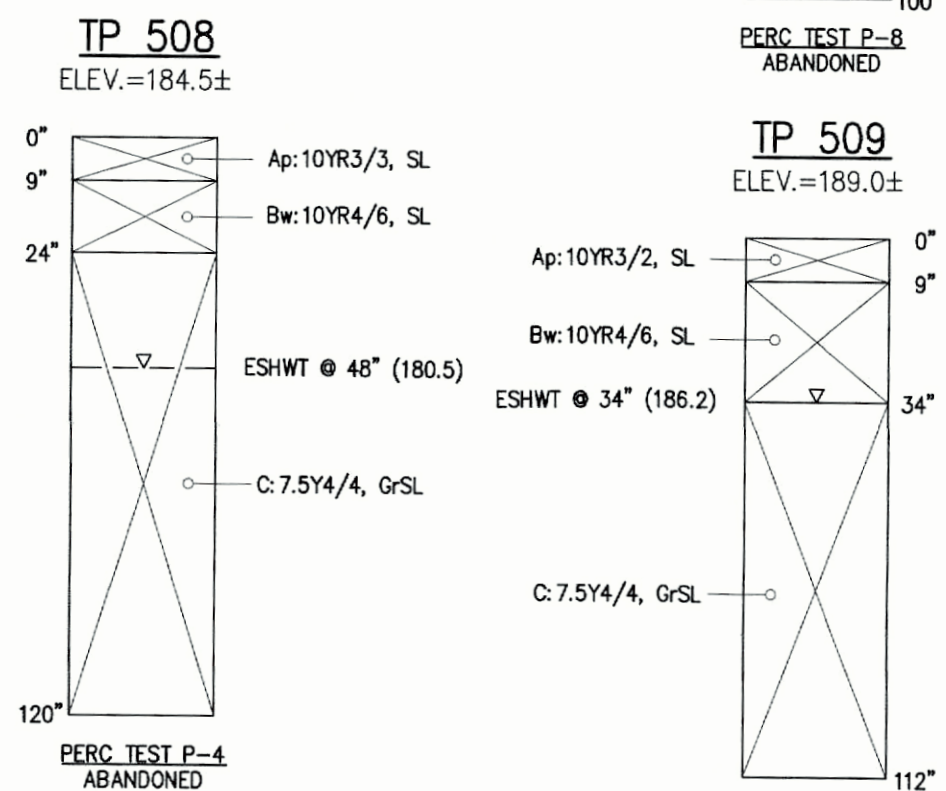
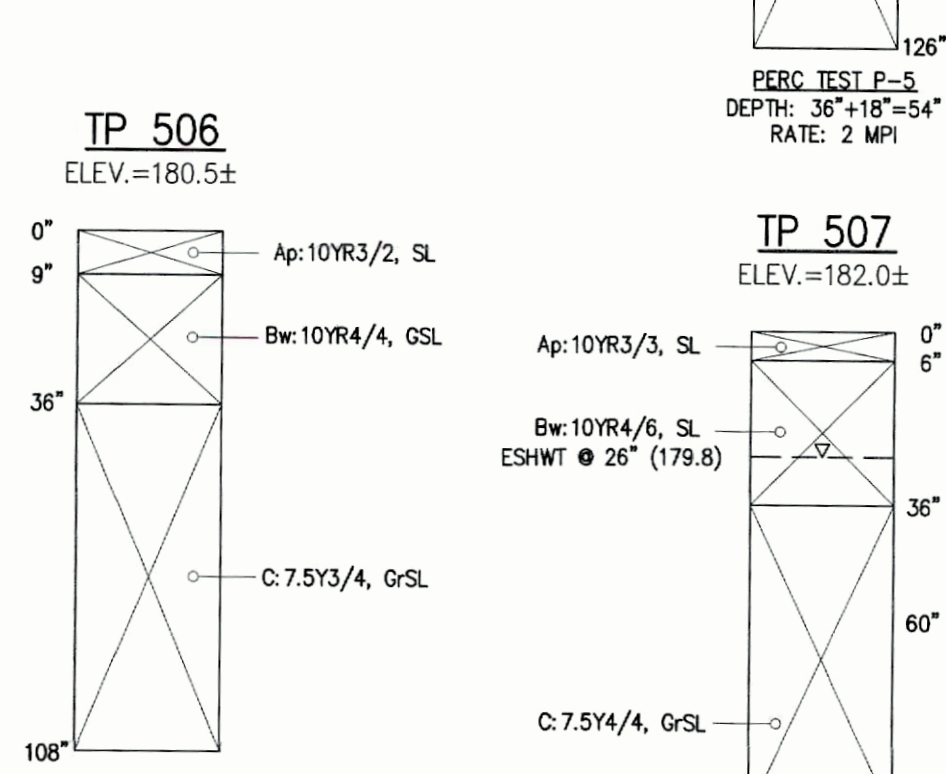
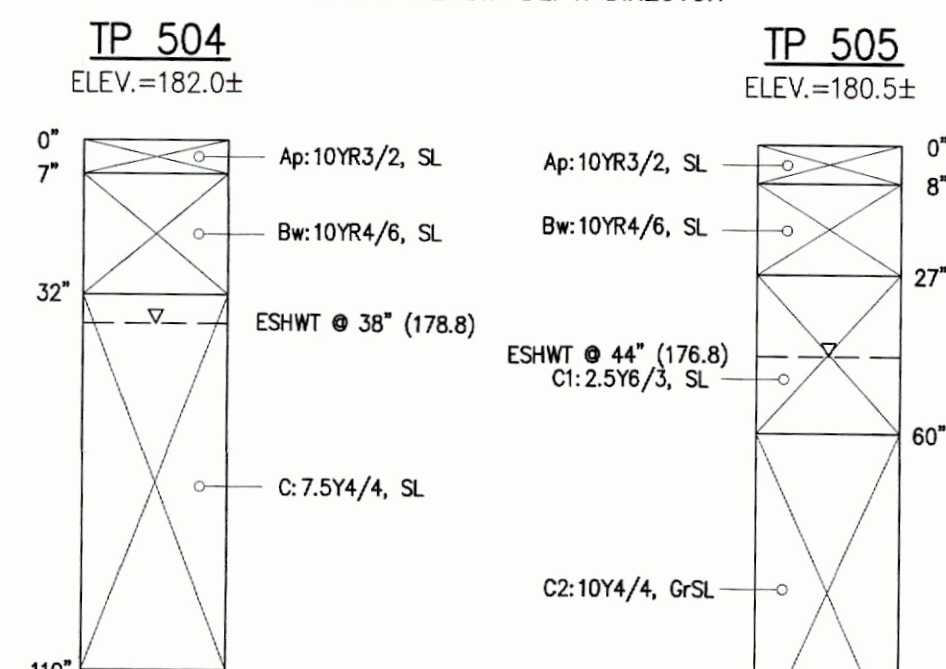
SOIL LOGS

DATE PERFORMED: OCTOBER 4, 2023
PERFORMED BY: ERIC BROWN, SE #14653
WITNESSED BY: GERRY McDONALD,
TOPSFIELD HEALTH DEPT. DIRECTOR



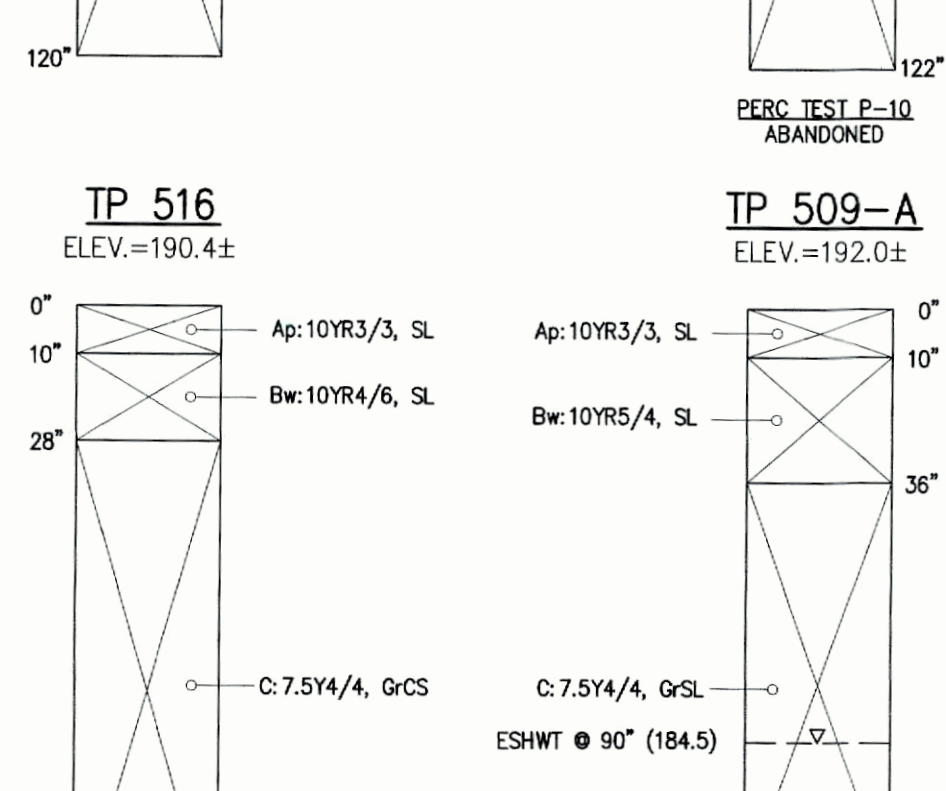
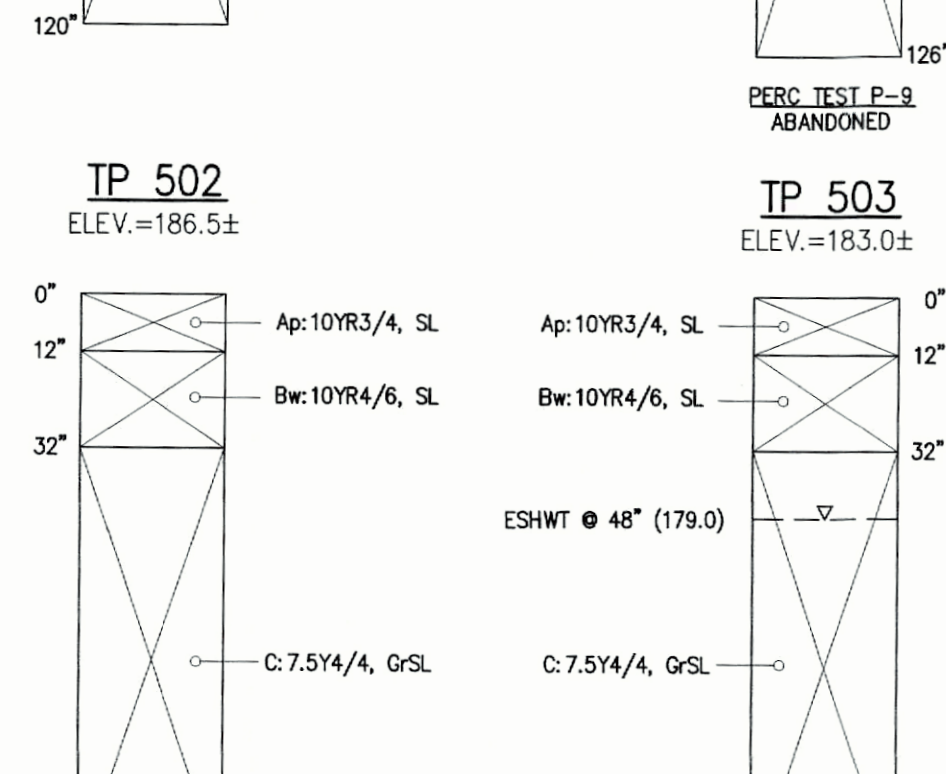
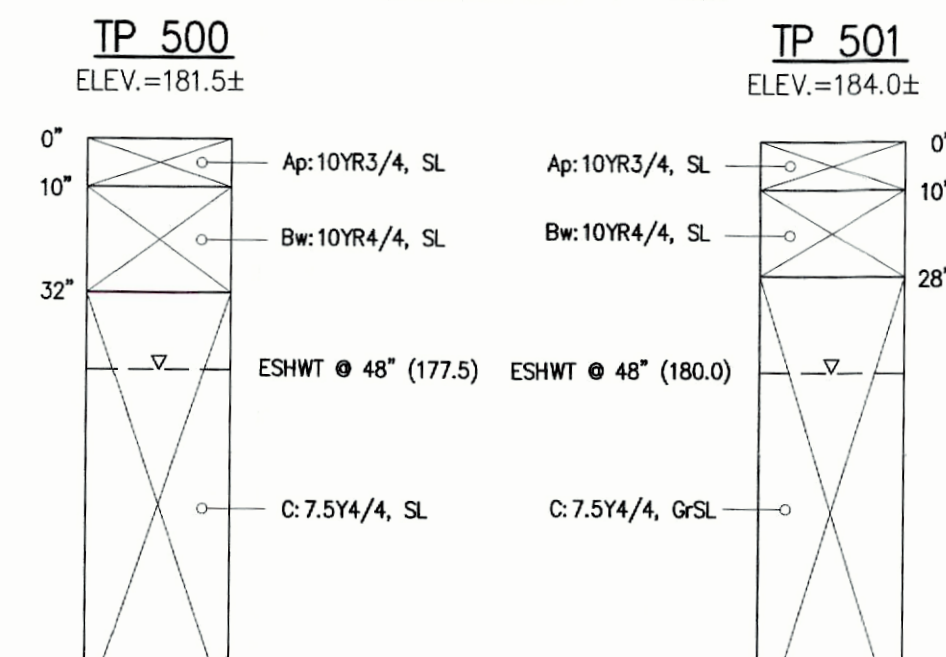
SOIL LOGS

DATE PERFORMED: OCTOBER 5, 2023
PERFORMED BY: ERIC BROWN, SE #14653
WITNESSED BY: GERRY McDONALD,
TOPSFIELD HEALTH DEPT. DIRECTOR



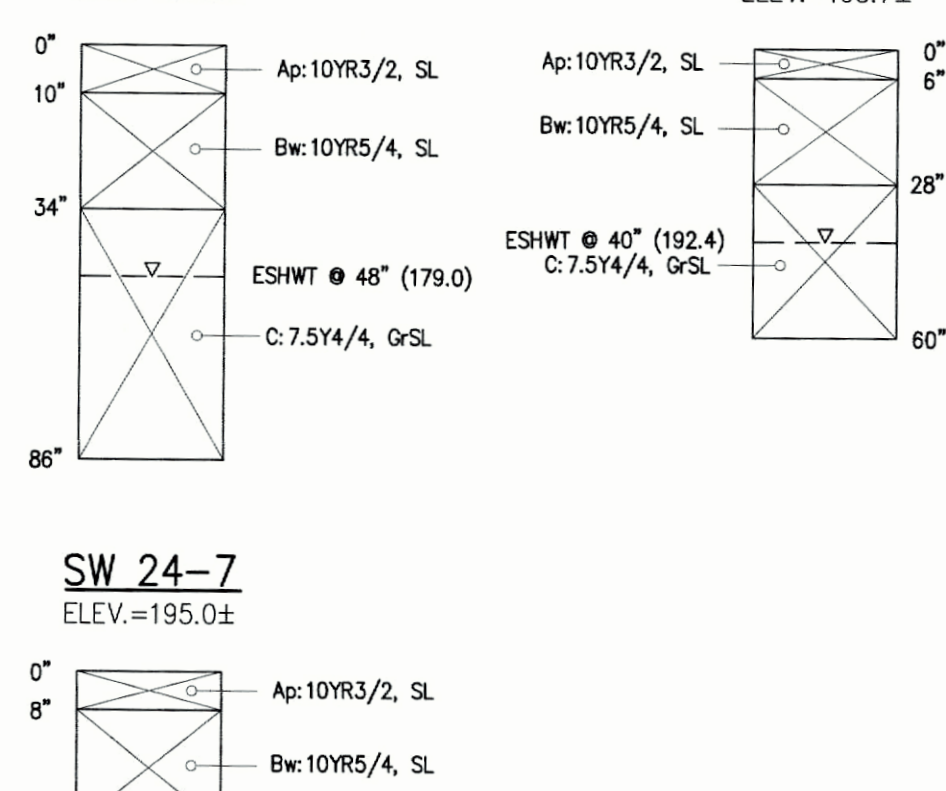
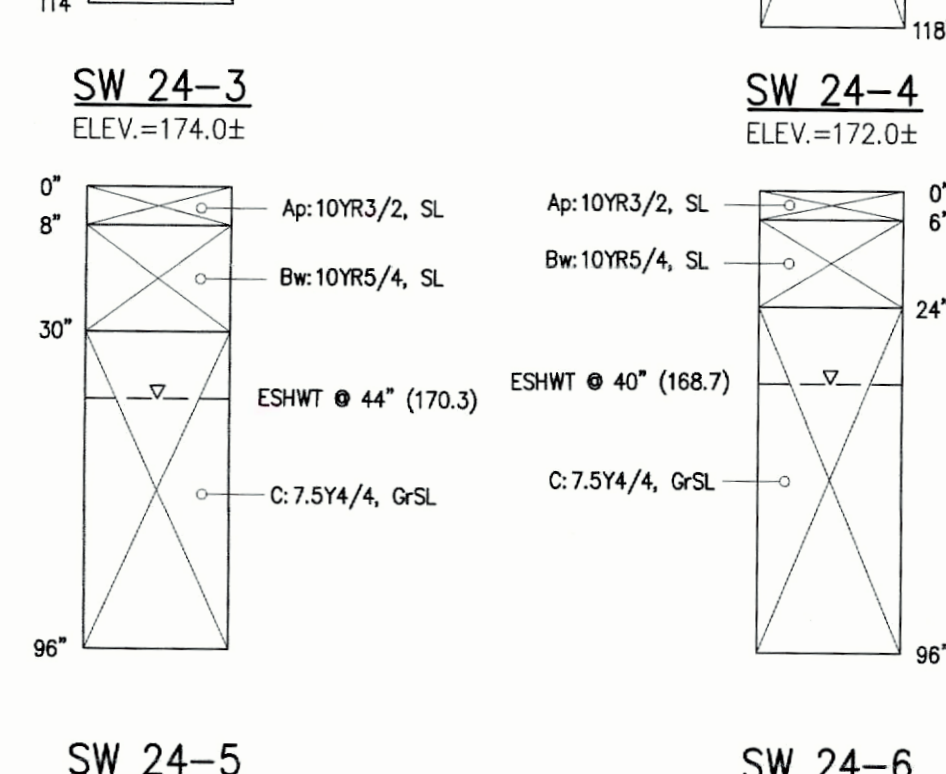
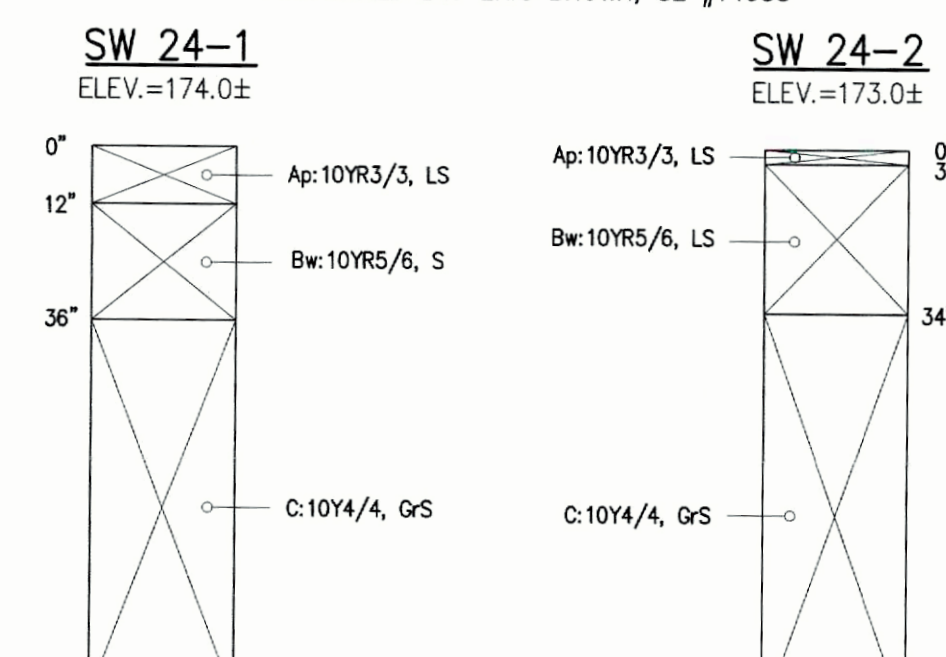
SOIL LOGS

DATE PERFORMED: NOVEMBER 16, 2023
PERFORMED BY: ERIC BROWN, SE #14653
WITNESSED BY: GERRY McDONALD,
TOPSFIELD HEALTH DEPT. DIRECTOR

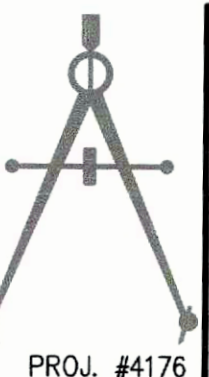


SOIL LOGS

DATE PERFORMED: JUNE 13, 2024
PERFORMED BY: ERIC BROWN, SE #14653



The
Morin-Cameron
GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



SOIL TEST
LOGS I

DRAWING NO.

17 OF 18

PROJ. #4176

DEFINITIVE SUBDIVISION
"JOHNS LANE EXTENSION"

AT
21, 25 & 27 JOHNS LANE
(ASSESSOR'S MAP 68, PARCEL 41 & MAP 76, PARCELS 2 & 3)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
RAYMOND LAWTON
MAY 1, 2026

ZONING DISTRICT: OUTLYING RESIDENTIAL AND
AGRICULTURAL (ORA)
SCENIC OVERLAY DISTRICT

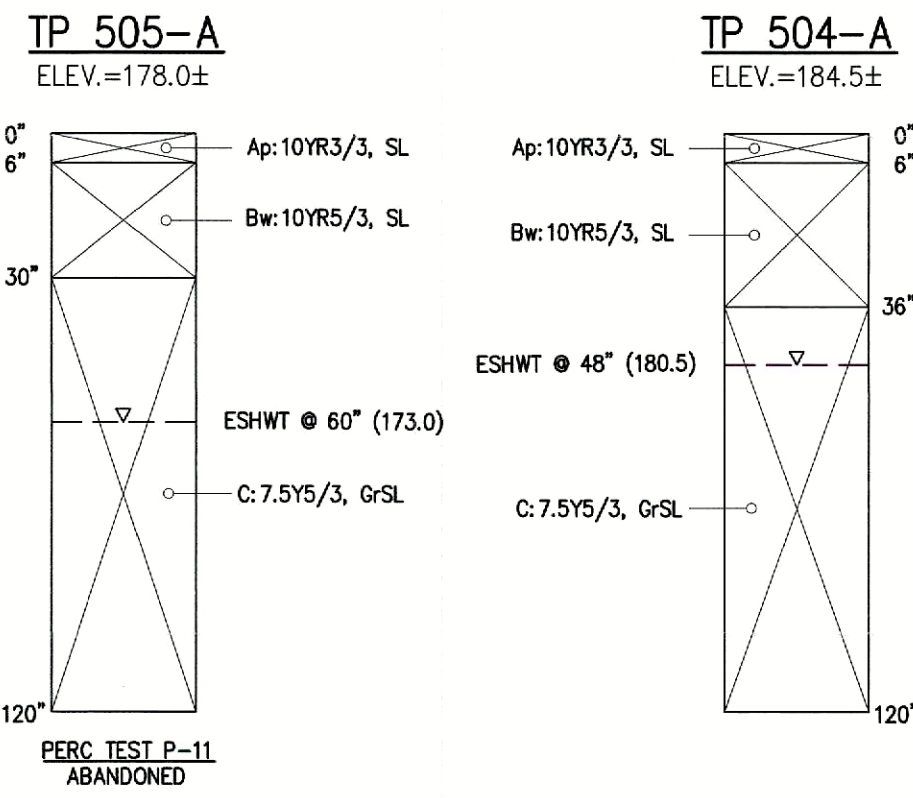
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

John M. Morin 5/1/26
DRAFTSMAN DATE

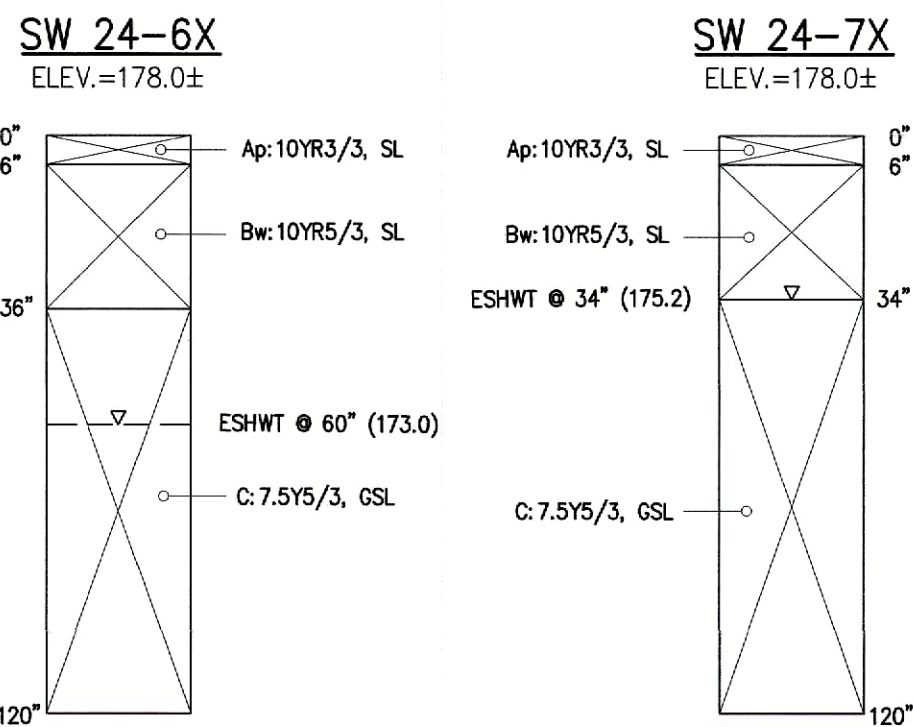
SOIL LOGS

DATE PERFORMED: JULY 10, 2024
PERFORMED BY: ERIC BROWN, SE #14653
WITNESSED BY: GERRY McDONALD,
TOPSFIELD HEALTH DEPT. DIRECTOR



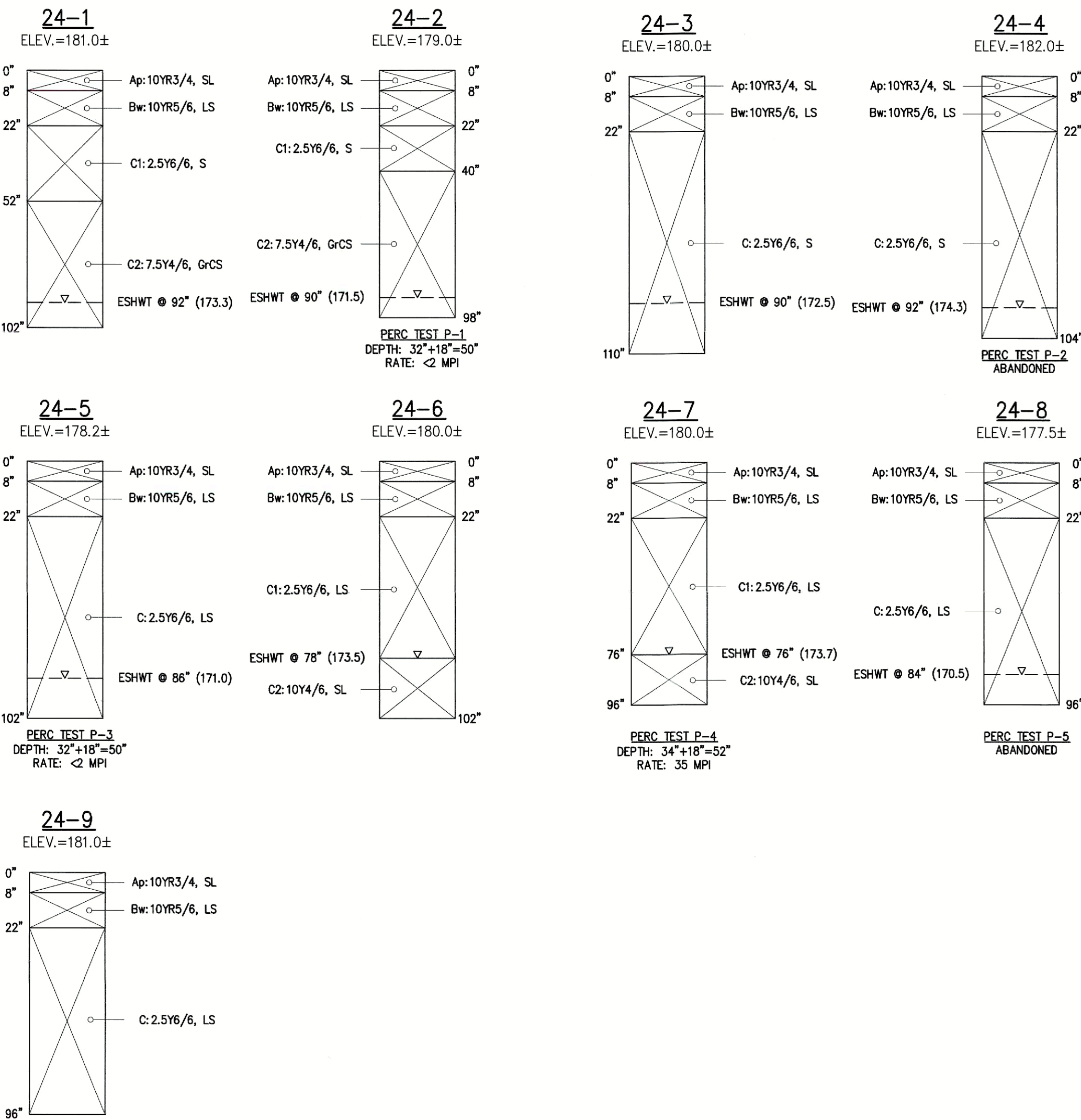
SOIL LOGS

DATE PERFORMED: SEPTEMBER 19, 2024
PERFORMED BY: WILL SCHKUTA, SE #14030



SOIL LOGS

DATE PERFORMED: OCTOBER 28, 2024
PERFORMED BY: WILL SCHKUTA, SE #14030



I, _____, CLERK OF THE TOWN OF
TOPSFIELD, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVED ON _____, SUBJECT TO
COVENANTS AND CONDITIONS EXECUTED BY
_____, AND RECORDED IN THE ESSEX
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,
BOOK No. _____, PAGE No. _____.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED

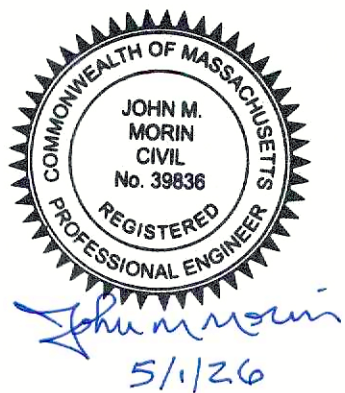
DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

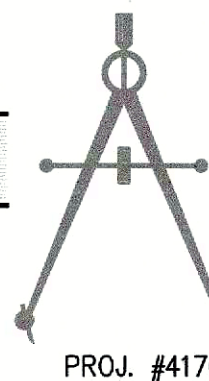
DATE OF ENDORSEMENT: _____

TOPSFIELD PLANNING BOARD



The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586 W: WWW.MORINCAMERON.COM



PROJ. #4176

SOIL TEST
LOGS II

DRAWING NO.

18 OF 18