

TOWN OF GEORGETOWN

Preliminary Subdivision Application

FOR

494 North Street, Road A ~ Map 18 Lot 24
Residential Development Project for
Two (2) Lots



Prepared for

**Oak Valley Development LLC
c/o James Ogden
32 Thurlow Street
Georgetown MA 01832**

Prepared by:

WGH Land Survey & Design and
ASB Design Group
83 West Main Street
Merrimac, MA 01860

February 2020

FORM C

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAN

February _____, 2020

To the Planning Board of the Town of Georgetown,

The undersigned being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Preliminary Subdivision Plan 494 North Street – Road “A”

By: WGH Land Survey and Design, ASB Design Group, dated: January 31 2020

And described as follows: located: at 494 North Street Assessor Mp Map 18 Lot 24

number of lots proposed: Two (2), total acreage of tract: 1.9437 Ac+/-

Hereby submits said plan as PRELIMINARY plan in accordance with the Rules and Regulations of the Georgetown Planning Board and makes application to the Board for approval of said plan.

The undersigned's titles to said land is derived from Joyce A Fontaine

by deed dated **July 11, 2018** and recorded in the Essex South District Registry of Deeds Book 36879 Page 171, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following:

Said plan has () has not () evolved from a preliminary plan submitted to the Board on _____, 20____ and approved (with modifications) () disapproved () on _____, 20____.

The undersigned hereby applies for the approval of said PRELIMINARY plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's name: Oak Valley Development LLC c/o James Ogden

Applicant's address: 32 Thrulow Street Georgetown MA 01833

Applicant's phone number: 978 702 7390

Applicant's signature:  Manager

If the applicant is not the owner:

Owner's name: Same

Owner's address: _____

Owner's phone number: _____

Owner's signature: _____

Received by the Town Clerk:

Date: _____ Signature: _____ Time: _____

SPA / SDN #: _____

FORM D
(Amended 10/4/01)

CERTIFICATE OF APPROVAL / DISAPPROVAL OF A PRELIMINARY PLAN

Date: _____, 20____

Town Clerk
Town of Georgetown
Georgetown, MA 01833

It is hereby certified by the Planning Board of the Town of Georgetown, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on _____, 20____, the Planning Board voted _____ in favor _____ opposed to approve a preliminary subdivision plan set titled: _____.

Prepared by: WGH Land Survey & Design, ASB Design Group dated: _____, 2020

Submitted by: Oak Valley Development LLC, c/o James Ogden

Address: 32 Thurlow Street Georgetown MA 01833

Owned by: Same

Address: Same

Originally filed with the Planning Board on: February, 2020

concerning property located at: 494 North Street, Map 18 Lot 24

and showing Two (2) proposed lots with the following modifications: _____

Sincerely,

The Georgetown Planning Board

Received by the Town Clerk:

Date: _____
Time: _____



ASSESSOR MAP 18
TOWN OF GEORGETOWN
494 NORTH STREET ~ ROAD "A"
SCALE 1=200'

USGS MAP

Georgetown - Quad



Locus Map

1=1000'

Lat: 42-44'-43.2" N

Long: 70-57'-21.9" W

USGS ~ Locus Map
Planning Board Preliminary Application
Road "A ~ at 494 North Street,
Georgetown, Map 18 Lot 24



WGH Land Survey & Design
83 West Main Street, Merrimac MA 01860
TEL: (978) 257-4576
[e-mail: billgholt@aol.co](mailto:billgholt@aol.co)

Return to: BOX 20
Martin J. Arsenault, Esq.
939 Salem St., Suite 5
Groveland, MA 01834

TD 5



SO. ESSEX #582 Bk:36879 Pg:171

07/20/2018 03:05 DEED Pg 1/3

(3)

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/20/2018 03:05 PM
ID: 1249957 Doc# 20180720005820
Fee: \$2,006.40
Cons: \$440,000.00

Reserved for Registry Use

QUITCLAIM DEED

I Joyce A. Fontaine, an unmarried woman, of Georgetown, Essex County, Massachusetts, (hereinafter, "Grantor") for consideration paid and in full consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) paid grant to Oak Valley Development, LLC, a Massachusetts Limited Liability Company of 32 Thurlow Street, Georgetown, Massachusetts, (hereinafter, "Grantee") with QUITCLAIM COVENANTS

The land with the buildings thereon situated on the Northerly side of North Street, Georgetown, Essex County, Massachusetts and being shown as Lot 1 on a plan entitled "Plan of Land in Georgetown, Mass., as surveyed for Alfred R. Chanonhouse" scale" 1"=40; June 25, 1979, Louis M. Holt, Jr., P.E. Said plan recorded with Essex South District Registry of Deeds Plan Book 154, Plan 29. Lot 1 being more particularly bounded and described as follows:

SOUTHERLY	on four (4) courses by said North Street, seventy and 46/100 (70.46) feet, one hundred forty-four and 34/100 (144.34) feet, twenty-two and 89/100 (22.89) feet and fifty-four and 76/100 (54.76) feet; respectively;
NORTHEASTERLY	on two (2) courses by land now or formerly of Bordonaro and Lot 2 as shown on said plan, two hundred two and 60/100 (202.60) feet and forty and no/100 (40.00) feet; respectively
NORTHWESTERLY	by said Lot 2, one hundred eighty and 14/100 (180.14) feet;
NORTHEASTERLY	by said Lot 2, one hundred and no/100 (100.00) feet;
NORTHWESTERLY	by Lot 3 as shown on said plan, one hundred twenty-one and 07/100 (121.07) feet; and
SOUTHWESTERLY	by land now or formerly of Sullivan and a stone wall as shown on said plan, three hundred fifteen and 53/100 (315.53) feet.

Containing 84,220 +/- square feet. All measurements and bounds are as shown on said plan.

For title reference see deed of Roland G. Fontaine to Joyce A. Fonaine dated May 25, 2000, recorded in Book 16378, Page 457.

Property Address: 494 North Street, Georgetown, MA 01833

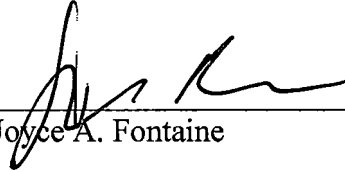
See also deed of Dorothy Rhedin to Joyce A. Fontaine dated April 30, 2004 recorded in Book 22785, Page 581 and death certificate for Elliot A. Munson recorded herewith.

All of said premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same may now be in force and applicable to said premises.

I, the undersigned, Joyce A. Fontaine, declare under the penalties of perjury that I am presently unmarried and have no spouse entitled to claim the benefit of any estate of homestead in and to the property conveyed herein, and that no other person is entitled to claim the benefit of an existing estate of homestead in the premises. I hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by declaration.

[signature appears on the following page]

WITNESS my hand and seal this 11 day of July, 2018.

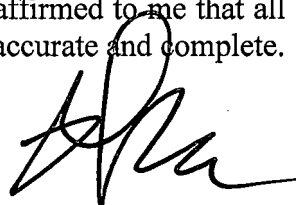


Joyce A. Fontaine

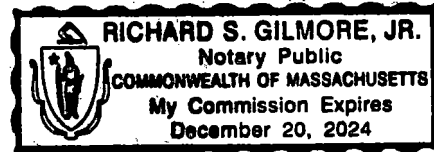
COMMONWEALTH OF MASSACHUSETTS

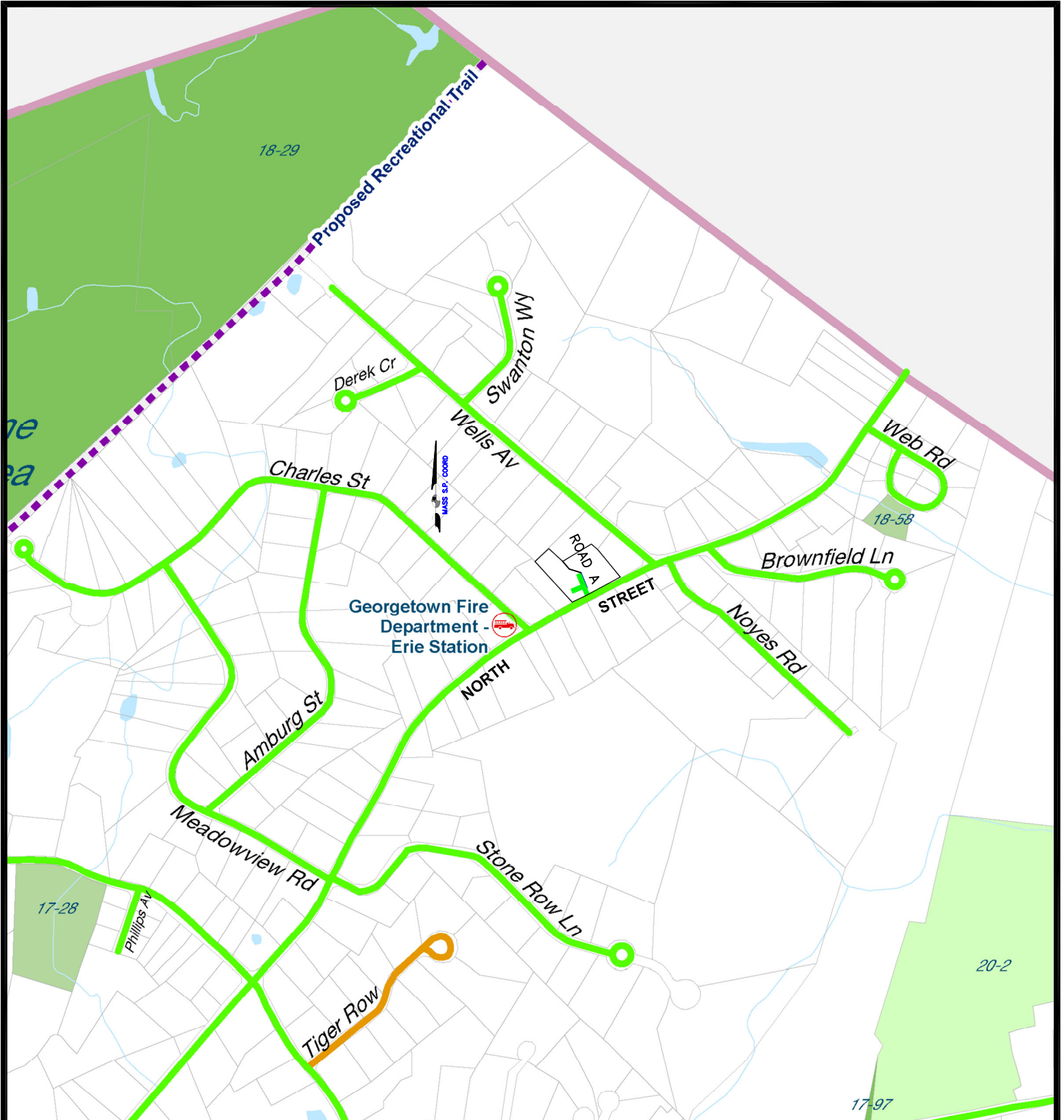
Essex, ss.

On July 11, 2018, before me, the undersigned notary public, personally appeared Joyce A. Fontaine, proved to me through satisfactory evidence of identification which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, [each of whom] [who] personally executed such document in my presence, acknowledged to me that he/she signed it voluntarily for its stated purpose and swore or affirmed to me that all statements made herein concerning marital status and occupancy are true, accurate and complete.



Notary Public
My commission expires: 12-20-24



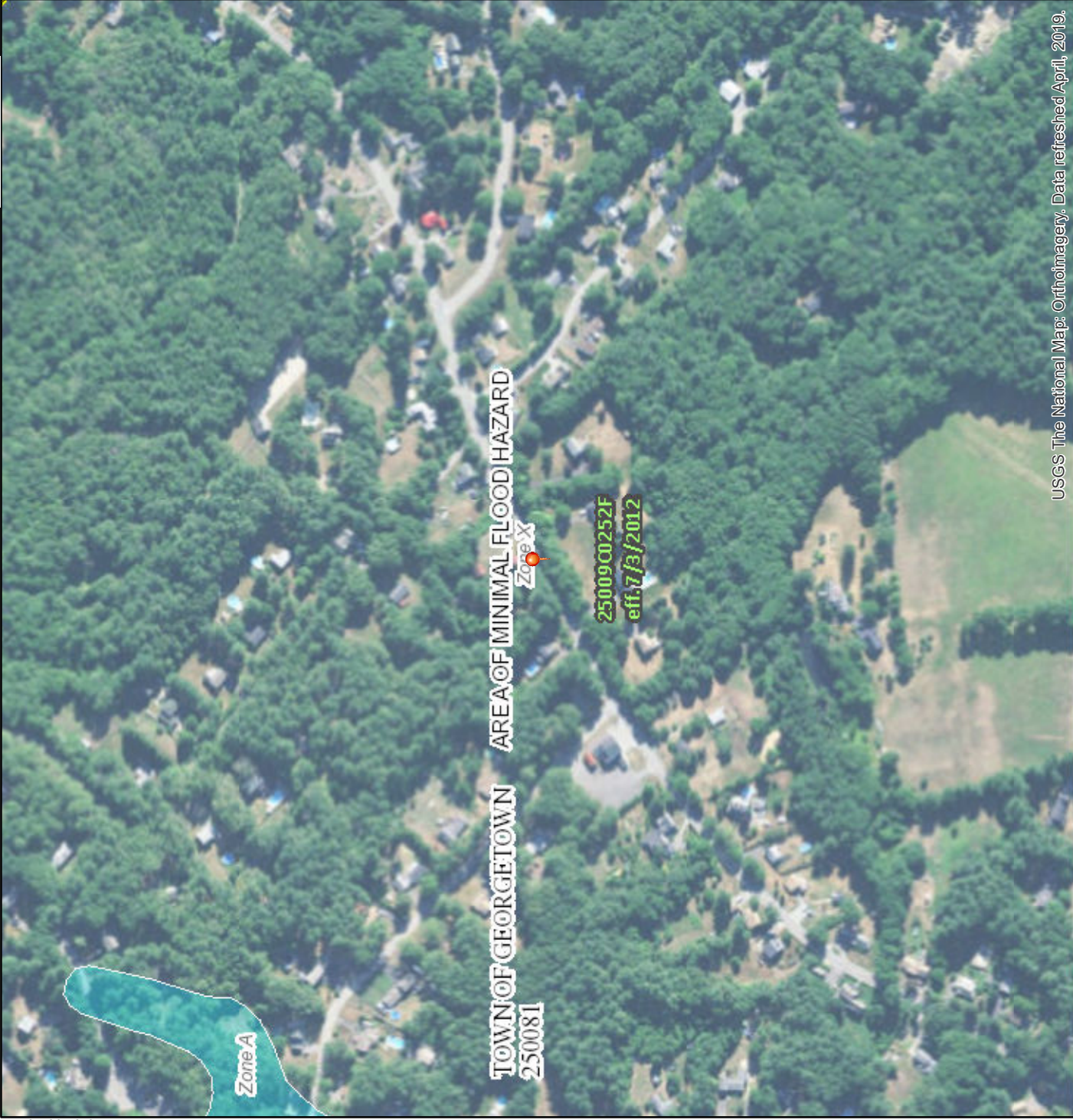


**OFFICIAL STREET MAP
TOWN OF GEORGETOWN
494 NORTH STREET ~ ROAD "A"
SCALE 1=750'**

National Flood Hazard Layer FIRMette



42°44'55.10"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019.



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X



OTHER AREAS OF FLOOD HAZARD

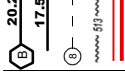


OTHER AREAS

GENERAL STRUCTURES



Cross Sections with 1% Annual Chance Water Surface Elevation



OTHER FEATURES



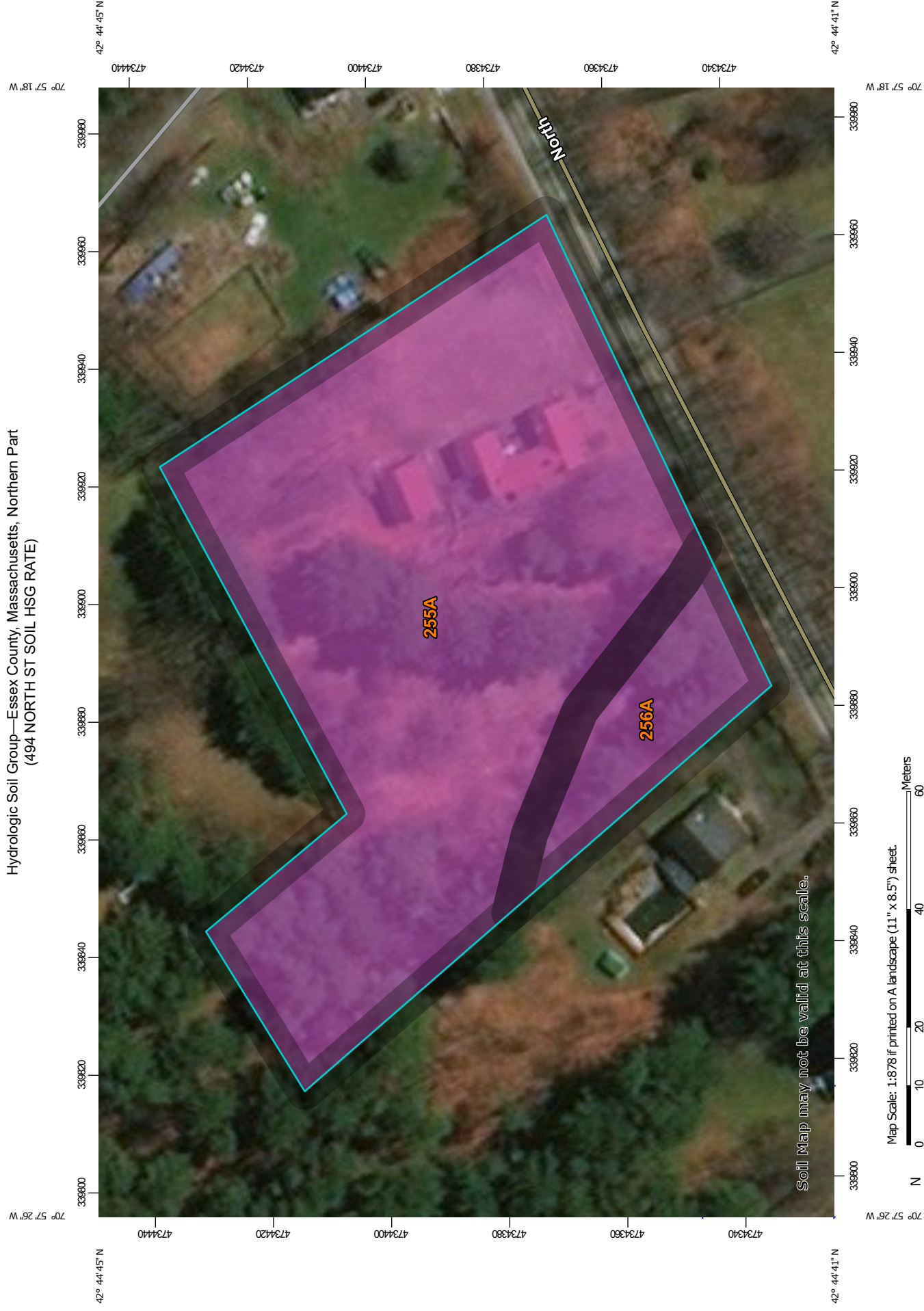
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2020 at 4:43:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

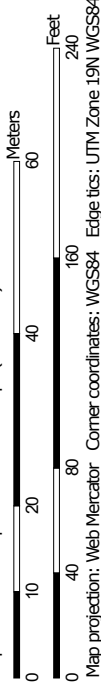
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Essex County, Massachusetts, Northern Part
(494 NORTH ST SOIL HSG RATE)



Soil Map may not be valid at this scale.

Map Scale: 1:878 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

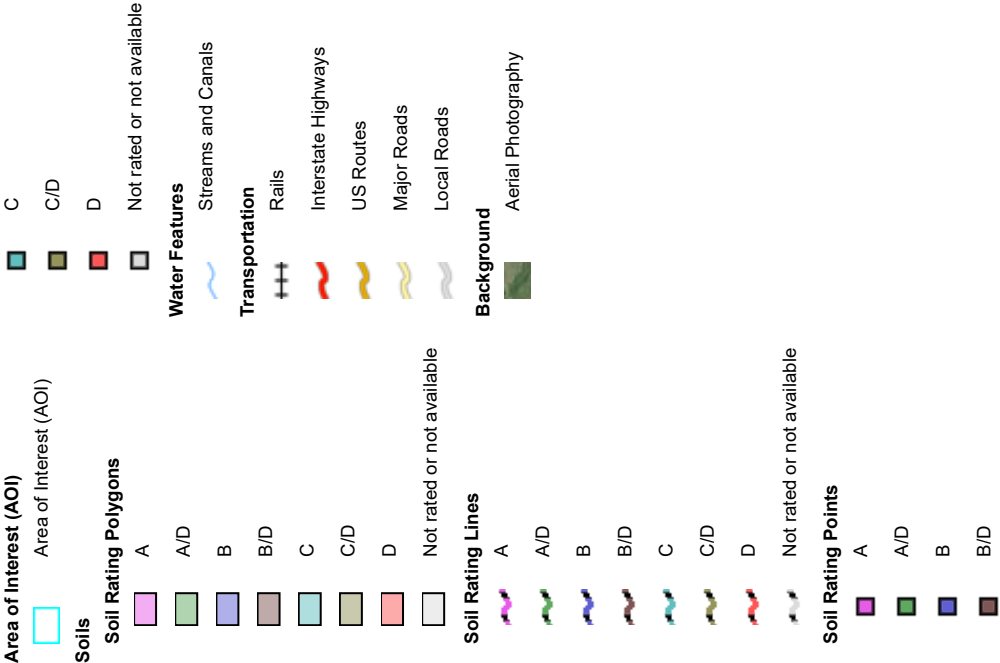


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/29/2019
Page 1 of 4

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part
Survey Area Data: Version 14, Sep 7, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 12, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
255A	Windsor loamy sand, 0 to 3 percent slopes	A	1.8	88.1%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	A	0.2	11.9%
Totals for Area of Interest			2.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher