

DEFINITIVE SUBDIVISION PLAN
494 NORTH STREET "ROAD A"
(A PRIVATE WAY ~ FOR TWO RESIDENTIAL LOTS)

LOCATED AT 494 NORTH STREET
MAP 18 ~ PARCEL 24
GEORGETOWN, MASSACHUSETTS

WETLAND PROTECTION ACT AND BYLAW STATEMENT:

THIS SUBDIVISION DOES NOT INVOLVE THE REMOVAL, FILLING, DREDGING OR ALTERING OF ANY BANK, MEADOW, OR SWAMP BORDERING ON ANY STREAM POND, OR ANY LAND SUBJECT TO FLOODING.

FLOODPLAIN STATEMENT:

NO PART OF THIS SUBDIVISION AREA IS LOCATED WITHIN THE FLOODPLAIN DISTRICT SHOWN ON THE FLOODPLAIN ZONING ON FILE AT THE OFFICE OF THE GEORGETOWN TOWN CLERK, OR AS SHOWN ON FEMA FIRM MAPS REVISED 7-2-12. NO DISTURBANCE OF FLOODPLAIN IS PROPOSED. EASEMENT NOTE:

ALL PROPOSED EASEMENTS SHALL BE RETAINED BY THE TOWN OF GEORGETOWN, AND/OR THE OWNERS OF LOTS 24 AND 24C.

ZONING DISTRICT:

RESIDENTIAL - B	REQUIRED:	EXISTING: LOT 24:	PROVIDED: LOT 24C:	PROVIDED: LOT 24:
LOT AREA:	40,000 S.F.	84,275 S.F.	40,007 S.F.	40,004 S.F.
LOT FRONTAGE:	160'	293.61'	177.65'	198.12'
YARD SETBACKS:		(NORTH ST)	(ROAD A)	(NORTH ST)
FRONT:	30'	23.9'±*	64.0'±	23.9'*
SIDE:	20'	78.2'±	30.6'±	38.2'±
REAR:	30'	105.1'±	144.8'±	105.1'±
(C.B.A.):	15,000 S.F.	84,275 S.F.	40,007 S.F.	40,004 S.F.
CURRENT USE:	EXIST 2 FAMILY	VACANT	EXIST 2 FAMILY	
PROPOSED USE:	N/A	SINGLE F.D.	EXIST 2 FAMILY	

GENERAL DESIGN NOTES:

1. THE DEEDS FOR LOTS 24 AND 24C SHALL CONTAIN A RESTRICTION THAT THE OWNERSHIP OF ROAD "A" - COURT, RIGHT OF WAY SHALL REMAIN IN THE TITLE OF THE OWNERS OF LOTS 24 AND 24C.
2. ALL MAINTENANCE OF THE ROAD "A" COURT, RIGHT OF WAY SHALL PERMANENTLY BE THE RESPONSIBILITY OF THE OWNER OF LOTS 24 AND 24C.
3. ROAD "A" - COURT SHALL PERMANENTLY BE A PRIVATE WAY FOR ACCESS TO LOTS 24 AND 24C ONLY.
4. THERE SHALL BE NO FURTHER SUBDIVISION OF THE LOTS SHOWN ON THIS PLAN. NO MORE THAN ONE SINGLE FAMILY HOME WILL BE CONSTRUCTED ON LOT 24C SHOWN HEREON, AND THE USE OF LOT 24 WILL NOT BE INCREASED, AS STATED IN THE RESTRICTIVE COVENANTS TO BE RECORDED WITH THE DEEDS.

INDEX OF DRAWINGS:

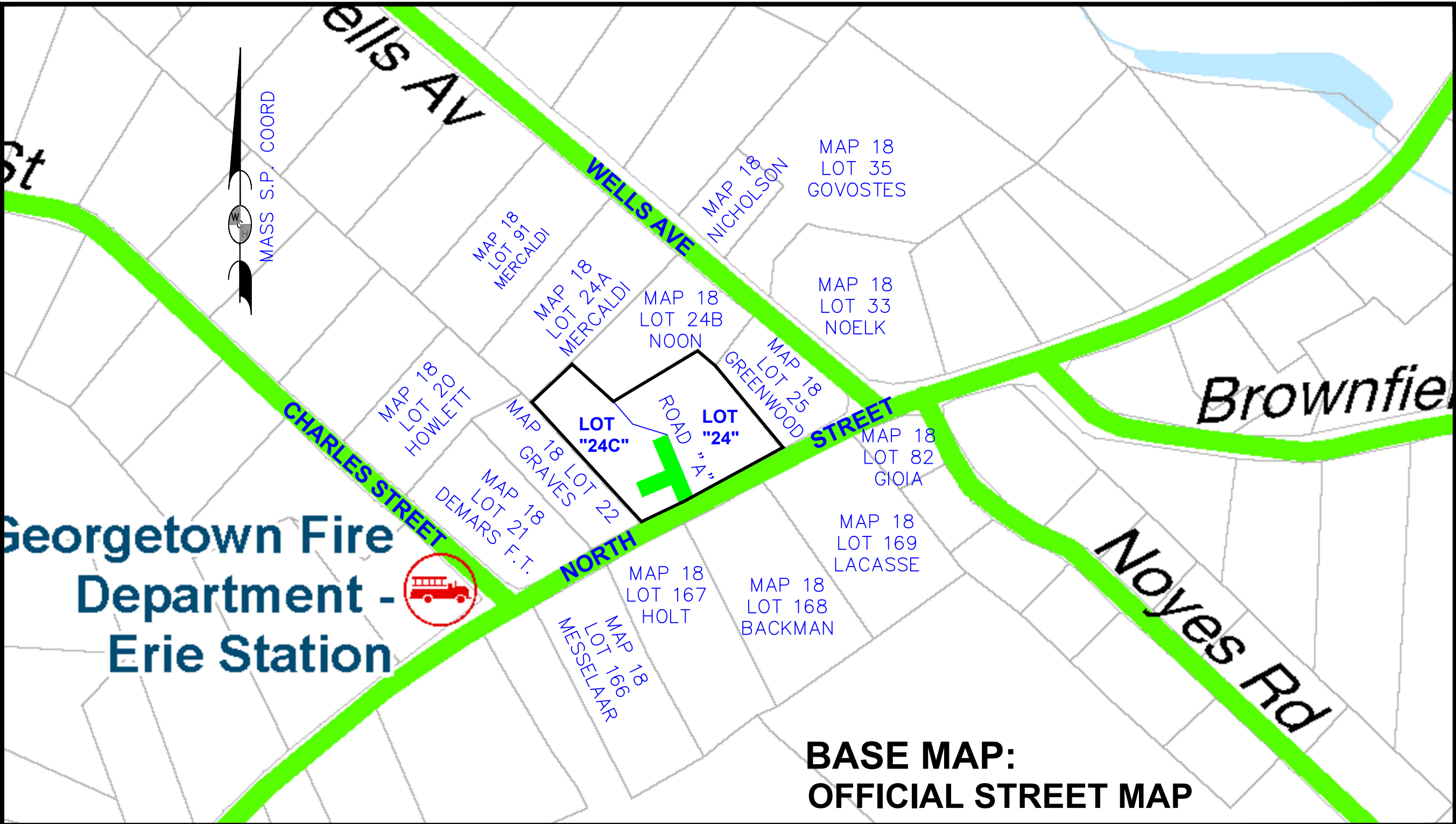
SHEET C1	COVER SHEET
SHEET S2	PERIMETER & EXIST CONDITIONS SITE PLAN
SHEET S3	PLAN OF LOTS
SHEET E4	PROPOSED DRAINAGE & GRADING DESIGN
SHEET E5	PLAN AND PROFILE ~ ROAD "A" & DETAILS
SHEET D6	CONST. DETAILS & EROSION CONTROL NOTES
SHEET WS7A	WATERSHED PLAN (PRE-DEVELOPMENT)
SHEET WS7B	WATERSHED PLAN (POST-DEVELOPMENT)

BENCHMARK:
U.S.C. & G.S. SURVEY DISK STAMPED AD53 BENCHMARK DISK: DATUM NGVD 1929 ELEVATION = 90.98 (90.15 ADJ. TO NVD 1988)
DESCRIPTION: LOCATED IN THE CENTRAL PART OF GEORGETOWN ON A GRANITE STEP AT PERLEY HIGH SCHOOL.
TRANSFERRED TO THE DRILL HOLE AT THE END OF THE STONE WALL LOCATED SOUTHEASTERLY FROM THE FRONT LEFT CORNER OF HOUSE #494 NORTH STREET; ELEV = 70.50' (NVD 1988)

PRELIMINARY PLAN FILED: 2/3/2020
PRELIMINARY HEARING HELD: 2/3/2020
PRELIMINARY PLAN APPROVAL: 4/8/2020
DEFINITIVE PLAN FILED: 6/10/2020
DEFINITIVE HEARING DATE: _____
DEFINITIVE PLAN APPROVAL: _____
FINAL PLAN FILED: _____
PLAN ENDORSED: _____

TOWN OF GEORGETOWN
OFFICE OF THE TOWN CLERK
THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE GEORGETOWN PLANNING BOARD
CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING
THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO
NOTICE OF ANY APPEAL FROM SAID DECISION.

TOWN CLERK: _____ DATE _____



LOCUS PLAN

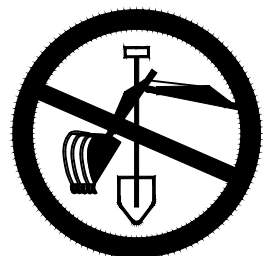
SCALE 1"=200'

SURVEYOR:

WGH Land Survey & Design Services
William G. Holt, PLS,RS
83 WEST MAIN STREET
MERRIMAC, MA 01860
TEL: 978-257-4576
Email: _____

ENGINEER:

ASB design group
Thad D. Berry, PE
363 Boston Street
Topsfield, MA 01983
TEL: 978-500-8419
Email: _____



CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE

WAIVERS REQUESTED:

WAIVERS ARE REQUESTED FROM THE FOLLOWING SUBDIVISION REGULATIONS:
MINIMUM DESIGN STANDARDS FOR COURTS: FOR 494 NORTH ST (ROAD A):
REGULATION: REQUIRED BY REGULATION: PROPOSED WAIVER:
1. 365-35 (B) TITLE BLOCK LAYOUT. AS SHOWN HEREON.
2. 365-35 (C) STREET NAME IN PENCIL STREET NAME IN INK.

PROJECT DATA:

TOTAL AREA: 84,275 S.F.± 1.93469 ACRES±
ROAD LENGTH: 128.36 L.F.
No. OF LOTS TWO (2)
WATER SUPPLY: MUNICIPAL
SEWAGE DISPOSAL ON-SITE SEPTIC
REF. MERIDIAN NAD 1983
VERTICAL DATUM: NAVD 1988

PROJECT OWNER/APPLICANT:

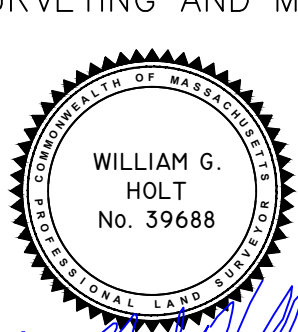
OAK VALLEY
DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

ASSESSOR'S DATA:

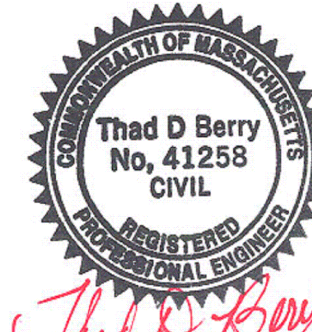
GEORGETOWN
MAP No. 18
BLOCK No. -
LOT No. 24

CERTIFICATIONS:

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.
I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.



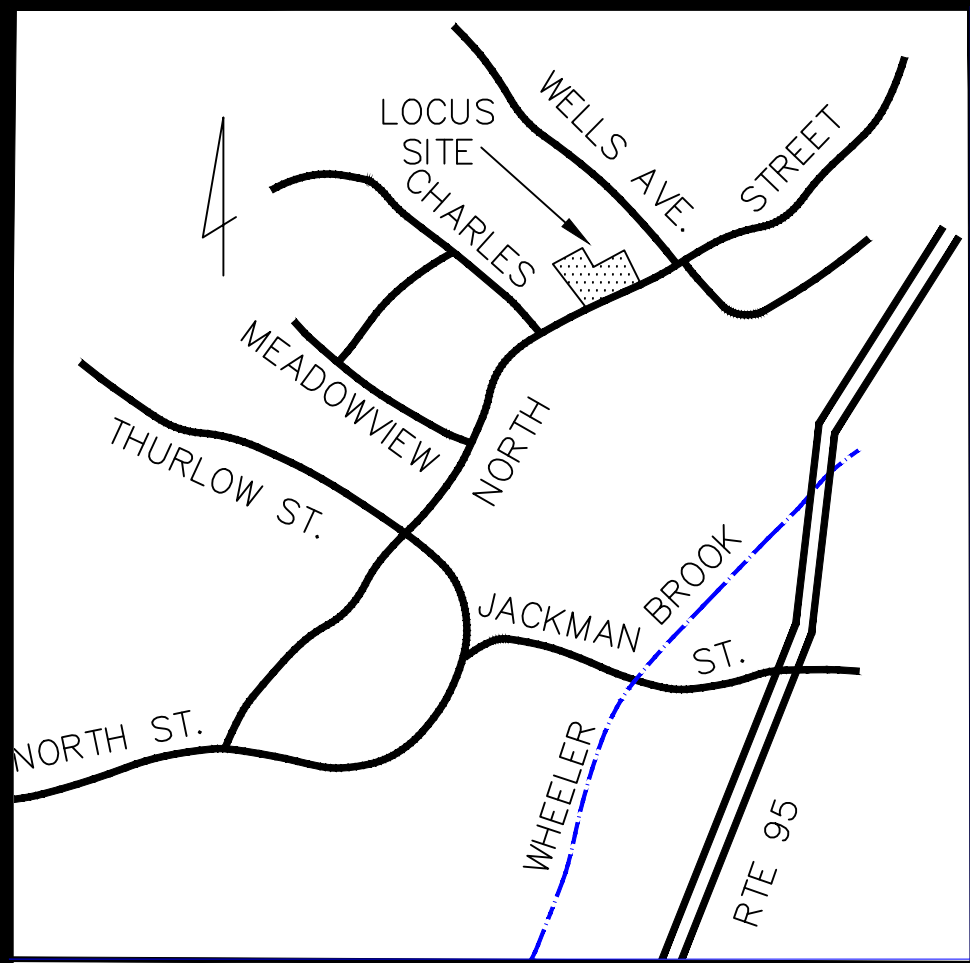
6/8/2020
WILLIAM G. HOLT, PLS DATE



6/8/2020
THAD D. BERRY, PE DATE

DEFINITIVE SUBDIVISION PLAN FOR
ROAD "A" AT 494 NORTH STREET
PROPOSED COURT TO BE A PRIVATE WAY
LOCATED IN GEORGETOWN, MA

APPLICANT		COVER SHEET	
OAK VALLEY DEVELOPMENT LLC 32 THURLOW STREET GEORGETOWN, MA 01833			
DRAWN: WGH	DESIGNED: WGH,TDB	SCALE: AS NOTED	SHEET No. C1
CHECKED: TDB,WGH	DATE: 6-JUNE-2020		
WGH LAND SURVEY & DESIGN 83 WEST MAIN STREET MERRIMAC, MA 01860 E-MAIL: billgholt@aol.com TEL: (978) 346-7873 CELL: (978) 257-4576		REVISION :	BY



~ LOCUS ~
1"=1500'

ZONING DATA: DISTRICT RB
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM FRONTAGE: 160.00'
MINIMUM YARDS:
FRONT: 30'
SIDE: 20'
REAR: 30'
MIN. DEPTH 150.0'
C.B.A. REQUIRED: 15,000 S.F.
NO DETERMINATION OF COMPLIANCE WITH
ALL ZONING REQUIREMENTS HAS BEEN MADE.

- GENERAL NOTES:
- 1 - ACTUAL FACILITY LOCATIONS TO BE DETERMINED TO ANY CONSTRUCTION. DIG SAFE MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. 1-800-322-4844
 - 2 - THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
 - 3 - THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS, OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
 - 4 - REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.
 - 5 - SITE IS SHOWN ON TOWN OF GEORGETOWN ASSESSORS MAP 18 LOTS 24.

MAP 18 LOT 91
N/F ROGER & GWEN MERCALDI
#4 WELLS AVE.
BK 29251 PG 268
PL BK 154 PL 29

MAP 18 LOT 24A
N/F ROGER & GWEN MERCALDI
#4 WELLS AVE.
BK 29251 PG 268
PL BK 154 PL 29

MAP 18 LOT 32
N/F PETER & KRISTEN NICHOLSON
#5 WELLS AVE.
BK 33588 PG 398
PL BK 215 PL 91
PL #821 OF 1950

MAP 18 LOT 35
N/F FRANCINE GOVOSTES
#1 WELLS CT.
BK 31997 PG 436
PL BK 215 PL 91
PL BK 274 PL 7

MAP 18 LOT 24B
N/F MICHAEL & JENNIFER NOON
#2 WELLS AVE.
BK 33984 PG 285
PL BK 154 PL 29

MAP 18 LOT 25
N/F MARY GREENWOOD
#504 NORTH ST.
BK 7020 PG 507

MAP 18 LOT 33
N/F THOMAS & KATHERINE NOELK
#510 NORTH ST.
BK 26723 PG 489
PL BK 215 PL 91

MAP 18 LOT 20
N/F BRUCE & CYNTHIA HOWLETT
#3 CHARLES ST.
BK 36315 PG 549
PL BK 95 PL 45

255A-WINDSOR
Loamy Sand
HSG "A"

MAP 18 LOT 24
N/F OAK VALLEY LLC
C/O JAMES OGDEN
BK 36879 PG 171
PL BK 154 PL 29
84,275 S.F.± (CALC.)
84,220 S.F.± (PLAN)

MAP 18 LOT 22
N/F DANIEL GRAVES
#486 NORTH ST.
BK 27392 PG 381

256A-DEERFIELD
Loamy Fine Sand
HSG "A"

MAP 18 LOT 21
N/F DEMARS FAMILY TR.
C/O BONNIE DEMARS
#482 NORTH ST.
BK 31149 PG 409
PLAN #363 OF 1960

- LEGEND:
- W WATER —W— W—
 - WG WATER GATE —W— W—
 - G GAS —G— G—
 - IRON PIPE
 - C.L.F. CHAIN LINK FENCE —x— x— x—
 - E.T.C. ELEC., TELE., CABLE —ETC— ETC—
 - O.H. OVERHEAD —OH— OH— OH—
 - U.P. UTILITY POLE
 - HYD. HYDRANT
 - EXIST CONTOUR —99—
 - B.V.W. RESOURCE AREA

CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE

~ PLAN OF LAND ~
1" = 40'

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED:
TOWN OF GEORGETOWN.
PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

**DEFINITIVE
SUBDIVISION PLAN**
494 NORTH STREET
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
**32 THURLOW STREET
GEORGETOWN, MA 01833**

PREPARED BY
**WGH LAND SURVEY
& DESIGN**

83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
EMAIL: BILLGHOLT@AOL.COM

ASSESSOR DATA:
GEORGETOWN:MAP: 18
PARCEL: 24

I HEREBY CERTIFY THAT THIS
PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE
REGISTRY OF DEEDS.

WILLIAM G. HOLT
No. 39688
6/8/2020
WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)
20 0 10 20 40
6 0 6 12
(IN METERS)

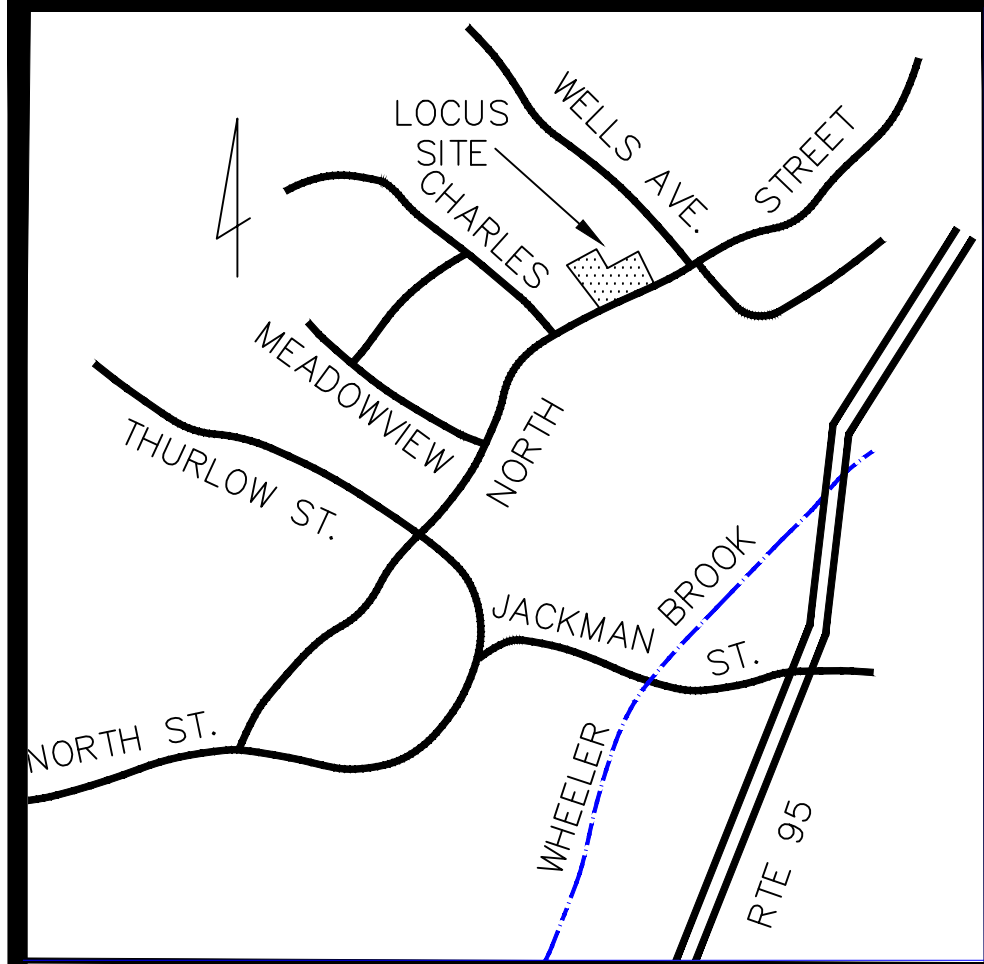
SHEET TITLE:
**PERIMETER BOUNDARY &
EXISTING CONDITIONS**
494 NORTH STREET ROAD "A"

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 6 JUNE 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION : BY

SHEET No. **S2**



~ LOCUS ~

1"=1500'

ZONING DATA: DISTRICT RB
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM FRONTAGE: 160.00'
MINIMUM YARDS:

FRONT: 30'
SIDE: 20'
REAR: 30'

MIN. DEPTH 150.0'
C.B.A. REQUIRED: 15,000 S.F.
NO DETERMINATION OF COMPLIANCE WITH
ALL ZONING REQUIREMENTS HAS BEEN MADE.

* SETBACK NOTE:
EXISTING BUILDING #494 NORTH STREET FRONT SETBACK
IS A PRE-EXISTING NON-COMFORMANCE THAT IS
EXEMPT FROM ENFORCEMENT UNDER THE ZONING BYLAWS.

~ LINE TABLE ~

L1 N64°12'24"E 16.89'	E1 S67°34'23"W 30.00'
L2 N22°25'37"W 69.29'	E2 N22°25'37"W 30.00'
L3 N22°25'37"W 33.00'	E3 N67°34'23"E 30.00'
L4 N67°34'23"E 30.00'	C1 R=30.00' L=50.39'
L5 N22°24'37"W 27.00'	C2 R=30.00' L=45.36'
L6 N67°34'23"E 22.95'	C3 R=30.00' L=34.79'
L7 N67°34'23"E 30.00'	C4 R=30.00' L=10.57'
L8 S22°24'37"E 93.67'	C5 R=30.00' L=36.55'
DE1 S41°47'13"W 38.30'	C6 R=30.00' L=47.12'

LEGEND:

W WATER —W— W—
WG WATER GATE —W—
G GAS —G— G—
O IRON PIPE
C.L.F. CHAIN LINK FENCE —x—x—x—
E.T.C. ELEC., TELE., CABLE —ETC— ETC—
O.H. OVERHEAD —OH— OH—
U.P. UTILITY POLE —U—
HYD. HYDRANT —H—
-----EXIST CONTOUR-----99-----

B.V.W. RESOURCE AREA



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N/F ROGER & GWEN MERCALDI
#6 WELLS AVE.
BK 29251 PG 268
PL BK 154 PL 29

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PL BK 154 PL 29

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PL BK 215 PL 91
PL #821 OF 1950

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#1 WELLS CT
BK 31997 PG 436
PL BK 215 PL 91
PL BK 274 PL 7

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N/F THOMAS & KATHERINE NOELK
#510 NORTH ST.
BK 26723 PG 489
PL BK 215 PL 91

MAP 18 LOT 25
N/F MARY GREENWOOD
#504 NORTH ST.
BK 7020 PG 507

MAP 18 LOT 22
N/F DANIEL GRAVES
#486 NORTH ST.
BK 27392 PG 381

MAP 18 LOT 21
N/F DEMARS FAMILY TR.
C/O BONNIE DEMARS
#482 NORTH ST.
BK 31149 PG 409
PLAN #363 OF 1960

MAP 18 LOT 166
N/F PAUL & MARGARET MESSELAAR
#481 NORTH ST.
BK 8844 PG 405
PL BK 210 PL 33

MAP 18 LOT 167
N/F JANE M. HOLT
#483 NORTH ST.
BK 33378 PG 412
PL BK 210 PL 33

MAP 18 LOT 168
N/F SCOTT & LAURA BACKMAN
#485 NORTH ST.
BK 20068 PG 93
PL BK 210 PL 33

MAP 18 LOT 169
N/F RICHARD & KIMBERLY LACASSE
#487 NORTH ST.
BK 14942 PG 573
PL BK 210 PL 33

MAP 18 LOT 82
N/F LISA & ARCHANGELO GIOIA
#507 NORTH ST.
BK 29642 PG 526
PL BK 86 PL 60

~ PLAN OF LAND ~

1" = 40'

APPROVAL UNDER THE SUBDIVISION
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PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

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DEFINITIVE SUBDIVISION PLAN 494 NORTH STREET

LOCATED IN
**GEORGETOWN
MASSACHUSETTS**

PREPARED FOR
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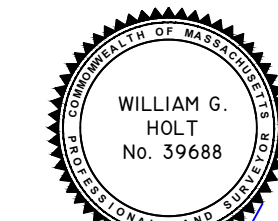
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MERRIMAC, MA 01860
TEL: (978) 346-7873
EMAIL: BILLGHOLT@AOL.COM

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PARCEL: 24

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06/08/2020

WILLIAM G. HOLT PLS #39688

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(IN FEET)
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(IN METERS)

SHEET TITLE:

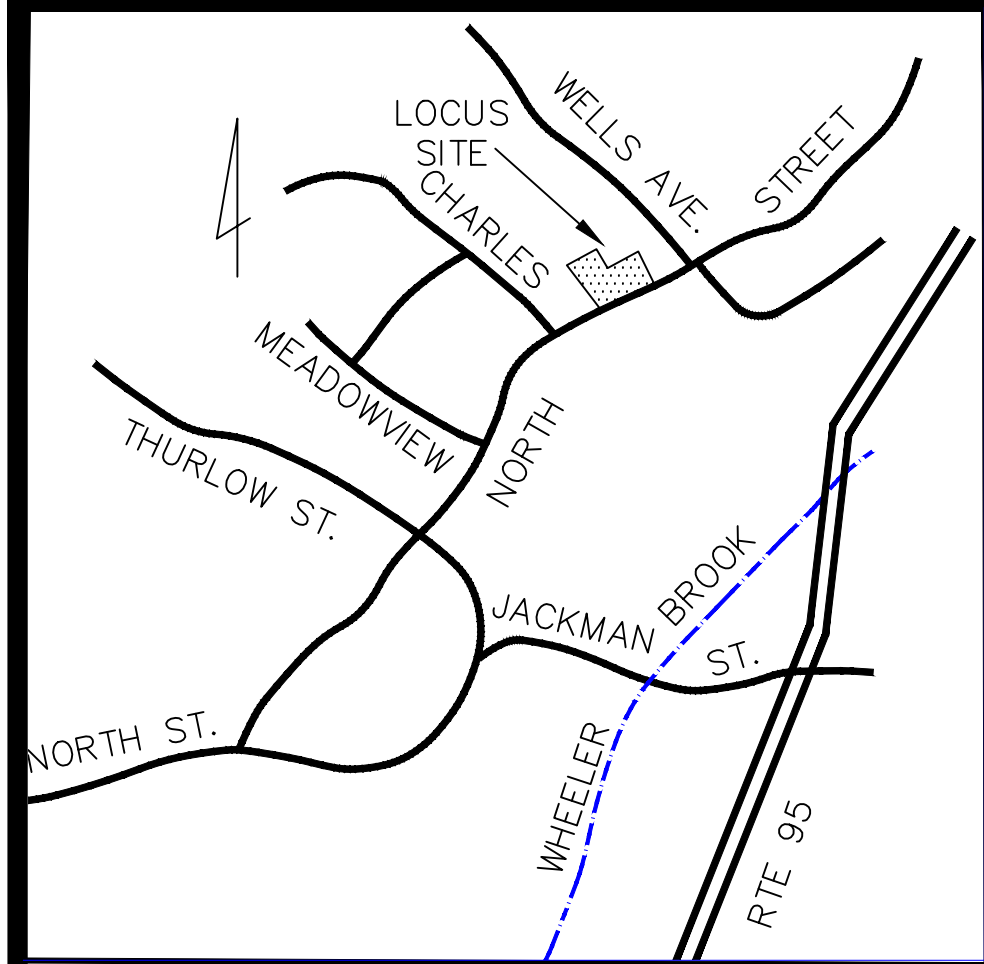
**PLAN OF LOTS
AND PROPOSED R.O.W.
494 NORTH STREET ROAD "A"**

DRAWN:	SEH, WGH
DESIGNED:	WGH, TDB
CHECKED:	WGH, TDB
DATE:	6 JUNE 2020
CAD FILE:	494_NORTH_DS S2-1.DWG
JOB No.	#18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION :	BY

SHEET No. **S3**



~ LOCUS ~

1"=1500'

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MINIMUM FRONTAGE: 160.00'
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LEGEND:

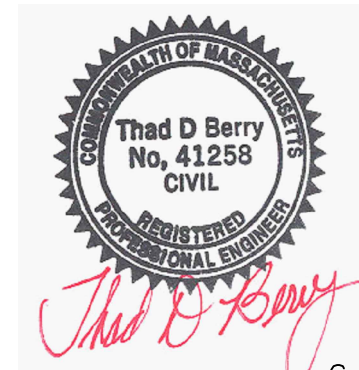
W WATER —W— W—
WG WATER GATE —W—
G GAS —G— G—
O IRON PIPE
C.L.F. CHAIN LINK FENCE —x—x—x—
E.T.C. ELEC., TELE., CABLE —ETC—ETC—
O.H. OVERHEAD —OH—OH—OH—
U.P. UTILITY POLE —U—
HYD. HYDRANT —H—
---EXIST CONTOUR---
B.V.W. RESOURCE AREA



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(1-888-344-7233)
72 HOURS IN ADVANCE

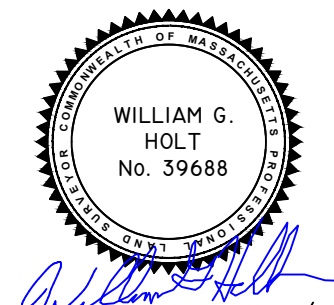
~ PLAN OF LAND ~

1" = 40'



6/8/2020

THAD D. BERRY PE #41258



6/8/2020

WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE

1 inch = 20 ft.
(IN FEET)
20 0' 10' 20' 40'
6 0 6 12
(IN METERS)

SHEET TITLE:

**PROPOSED SITE PLAN
GRADING & DRAINAGE
494 NORTH STREET ROAD "A"**

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 6 JUNE 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION :	BY

SHEET No. **E4**

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED:
TOWN OF GEORGETOWN.
PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

PRELIMINARY SUBDIVISION PLAN 494 NORTH STREET

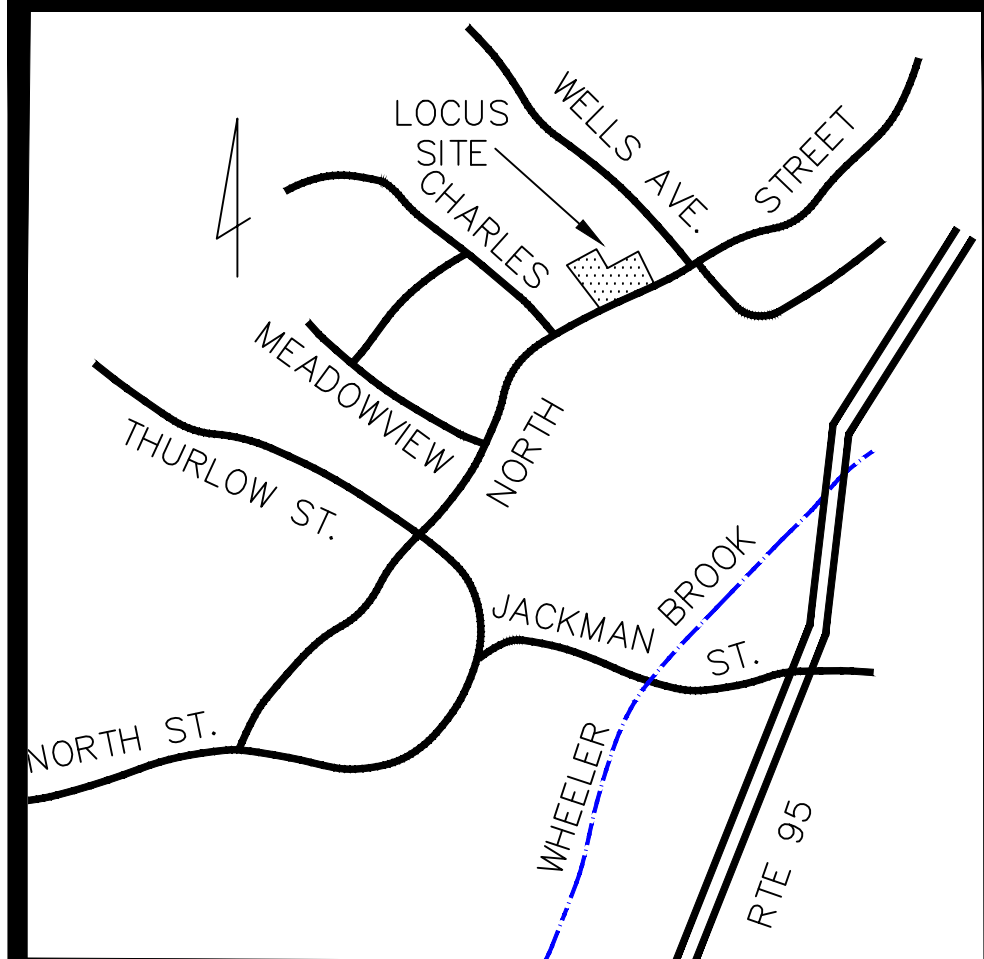
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833**

PREPARED BY
**WGH LAND SURVEY
& DESIGN**

83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
EMAIL: BILLGHOLT@AOL.COM

ASSESSOR DATA:
GEORGETOWN: MAP: 18
PARCEL: 24

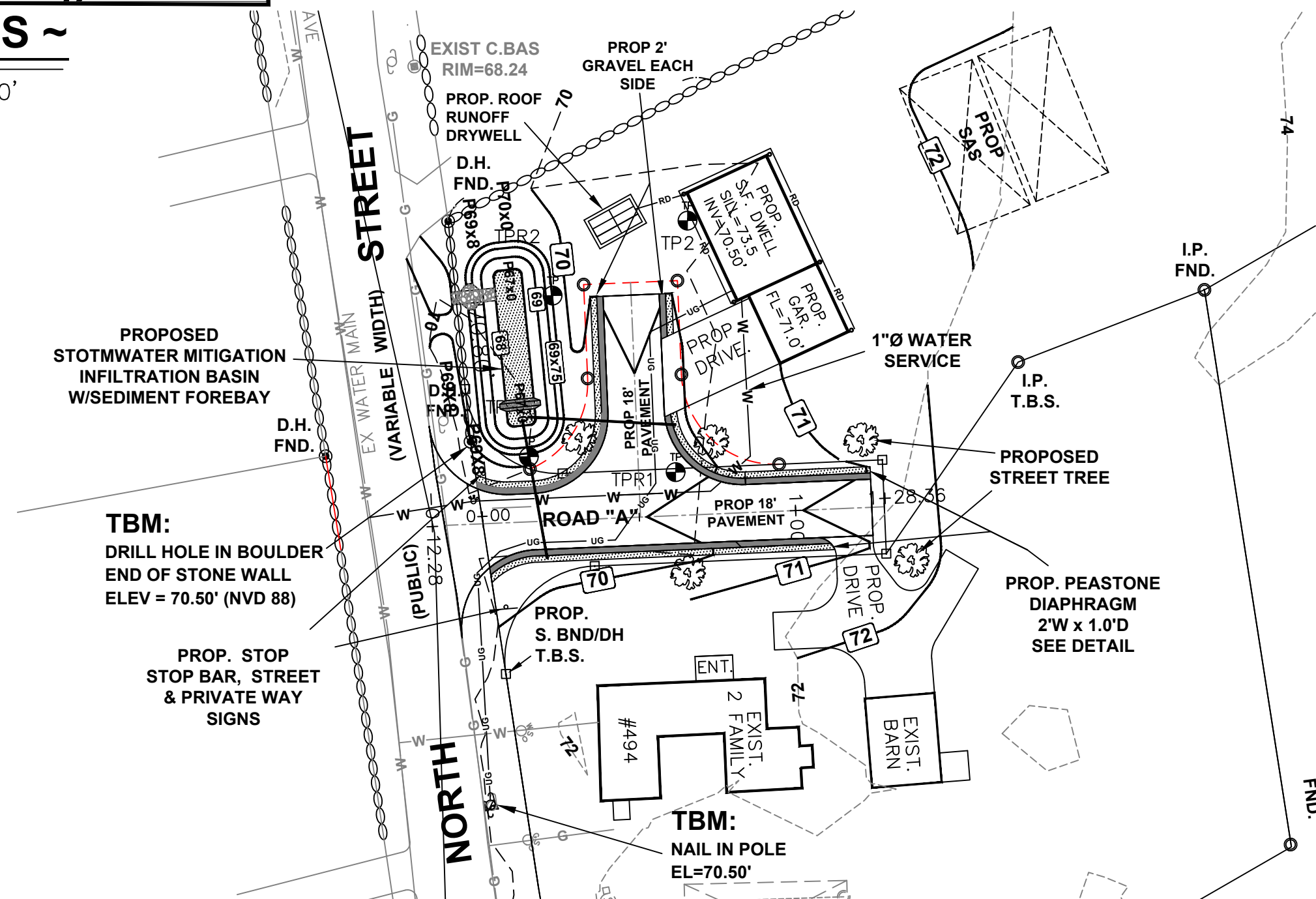
I HEREBY CERTIFY THAT THIS
PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE
REGISTRY OF DEEDS.



~ LOCUS ~
1"=1500'

GENERAL NOTES:

- 1 - ACTUAL FACILITY LOCATIONS TO BE DETERMINED TO ANY CONSTRUCTION. DIG SAFE MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. 1-800-322-4844
- 2 - THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
- 3 - THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS, OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- 4 - REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.
- 5 - SITE IS SHOWN ON TOWN OF GEORGETOWN ASSESSORS MAP 18 LOTS 24.



~ ROAD "A" PLAN ~
1" = 40'

ZONING DATA: DISTRICT RB
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM FRONTAGE: 160.00'
MINIMUM YARDS:
FRONT: 30'
SIDE: 20'
REAR: 30'

MIN. DEPTH 150.0'
C.B.A. REQUIRED: 15,000 S.F.
NO DETERMINATION OF COMPLIANCE WITH
ALL ZONING REQUIREMENTS HAS BEEN MADE.

LEGEND:

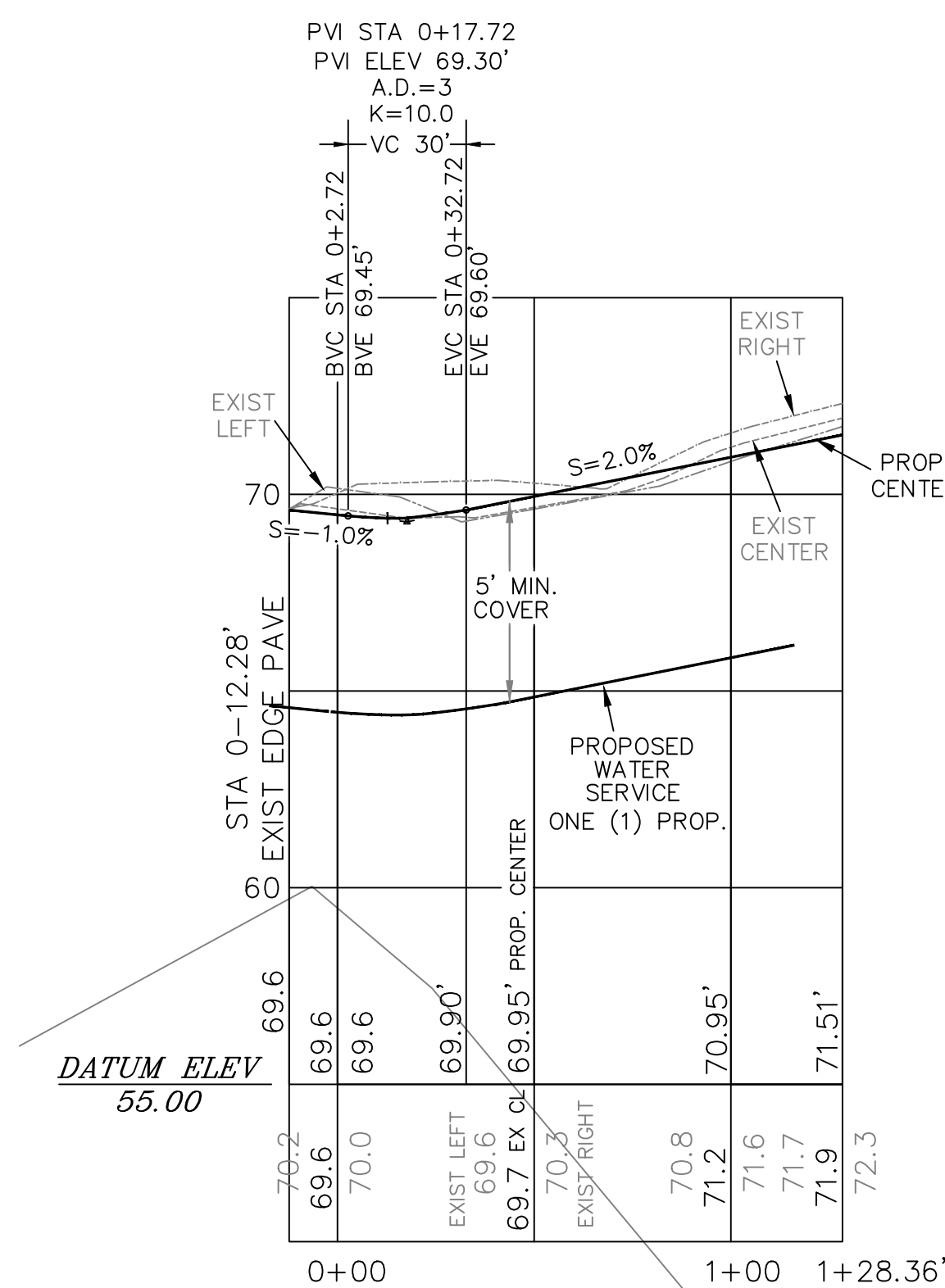
EXISTING:

W WATER —W—W—
WG WATER GATE —W—
GV GAS GATE —G—
C.B. CATCH BASIN —C.B.—
C.L.F. CHAIN LINK FENCE —x—x—x—
M.H. MANHOLE —M.H.—
D.M.H. DRAIN MANHOLE —D.M.H.—
S.M.H. SEWER MANHOLE —S.M.H.—
U.P. UTILITY POLE —U.P.—
HYD. HYDRANT —HYD.—
--- EXIST. CONTOUR ---99

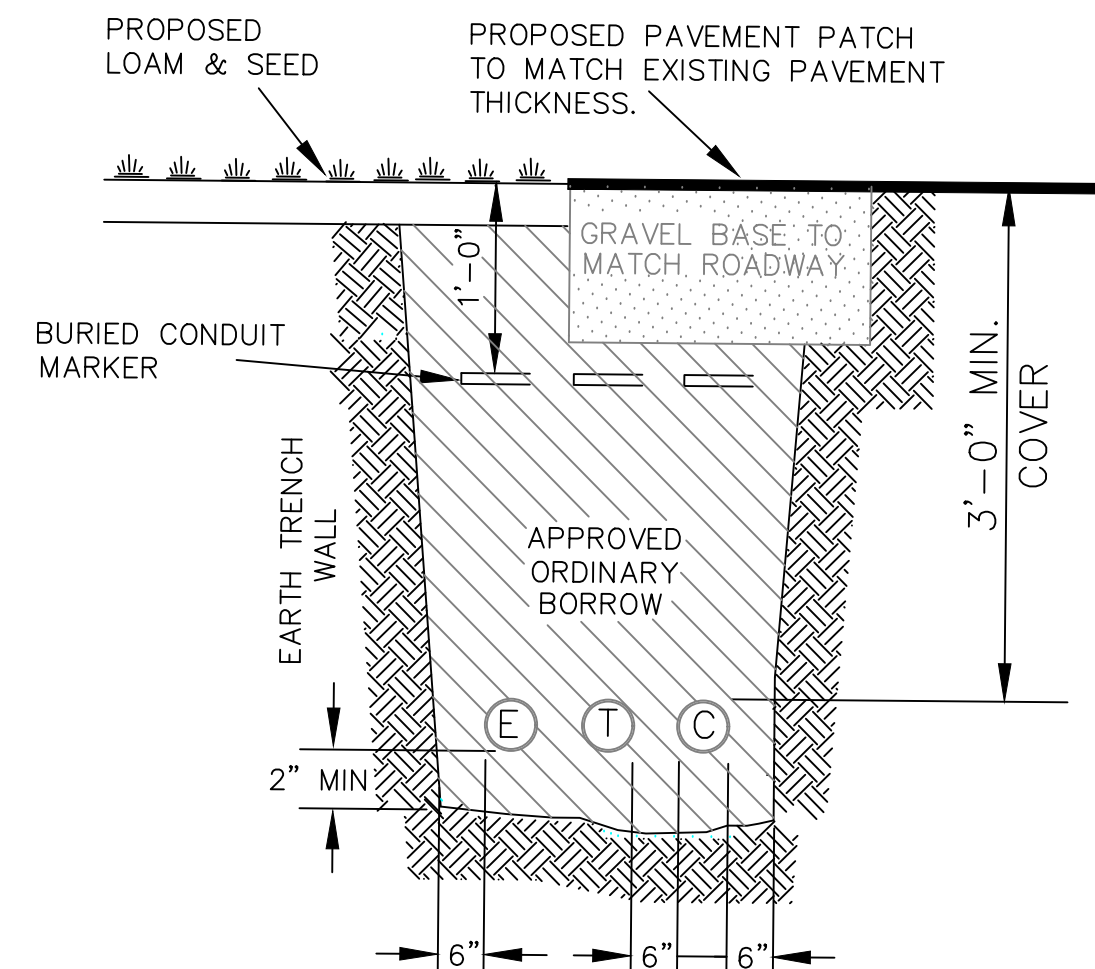
LEGEND:

PROPOSED:

W WATER —W—W—
WG WATER GATE —W—
G GAS —G—
O IRON PIPE —O—
C.L.F. CHAIN LINK FENCE —x—x—x—
E.T.C. ELEC., TELE., CABLE —ETC—ETC—
O.H. OVERHEAD —OH—OH—OH—
U.P. UTILITY POLE —U.P.—
HYD. HYDRANT —HYD.—
--- PROP. CONTOUR ---99

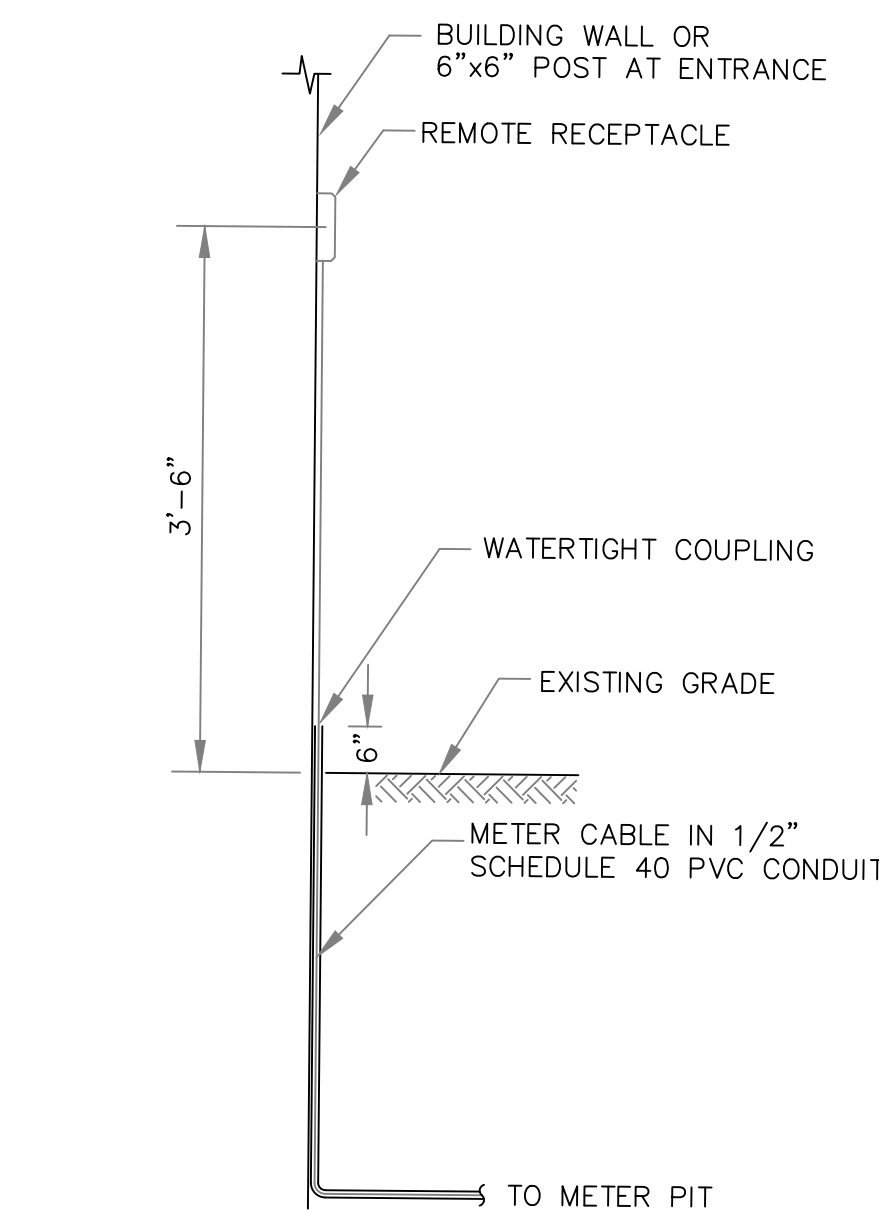


~ ROAD "A" PROFILE ~
HOR: 1"=40' VERT: 1"=4'

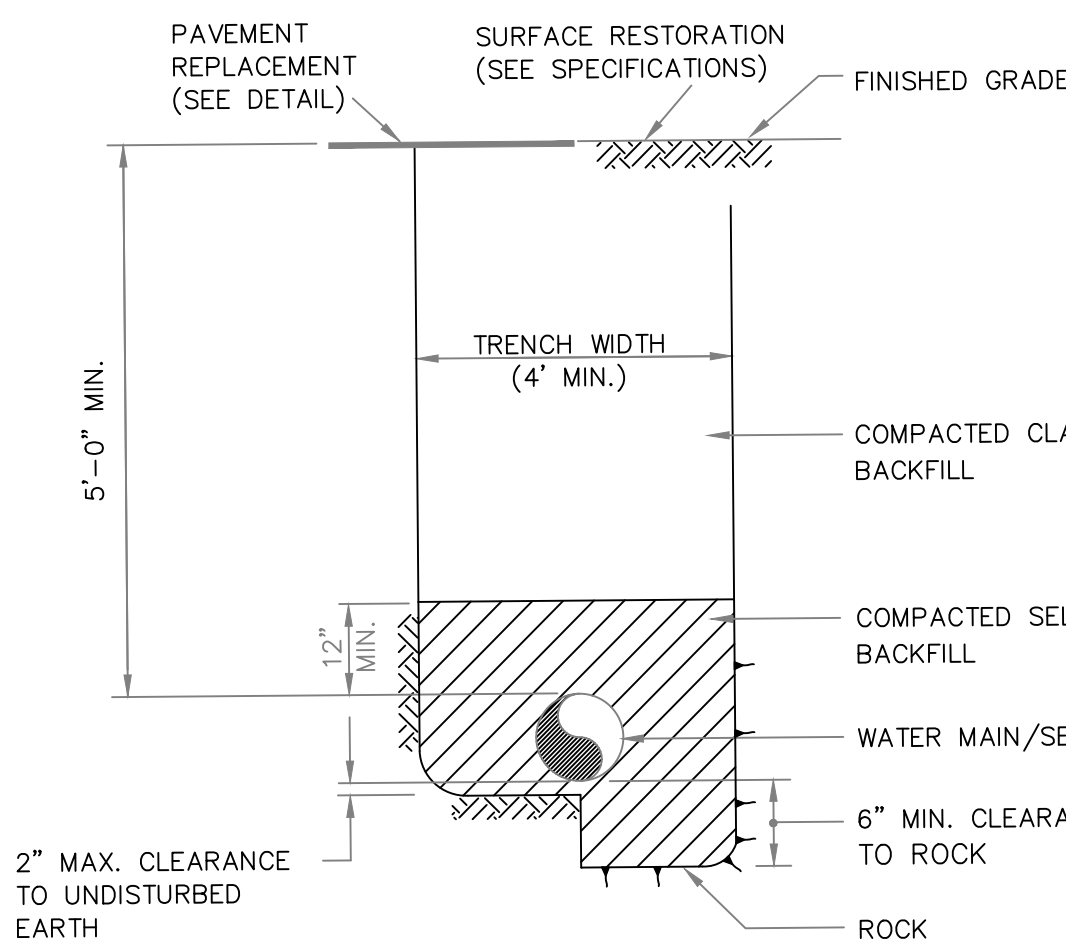


TYPICAL ELECTRIC/TELEPHONE/CABLE TRENCH
UNDERGROUND ETC
N.T.S.

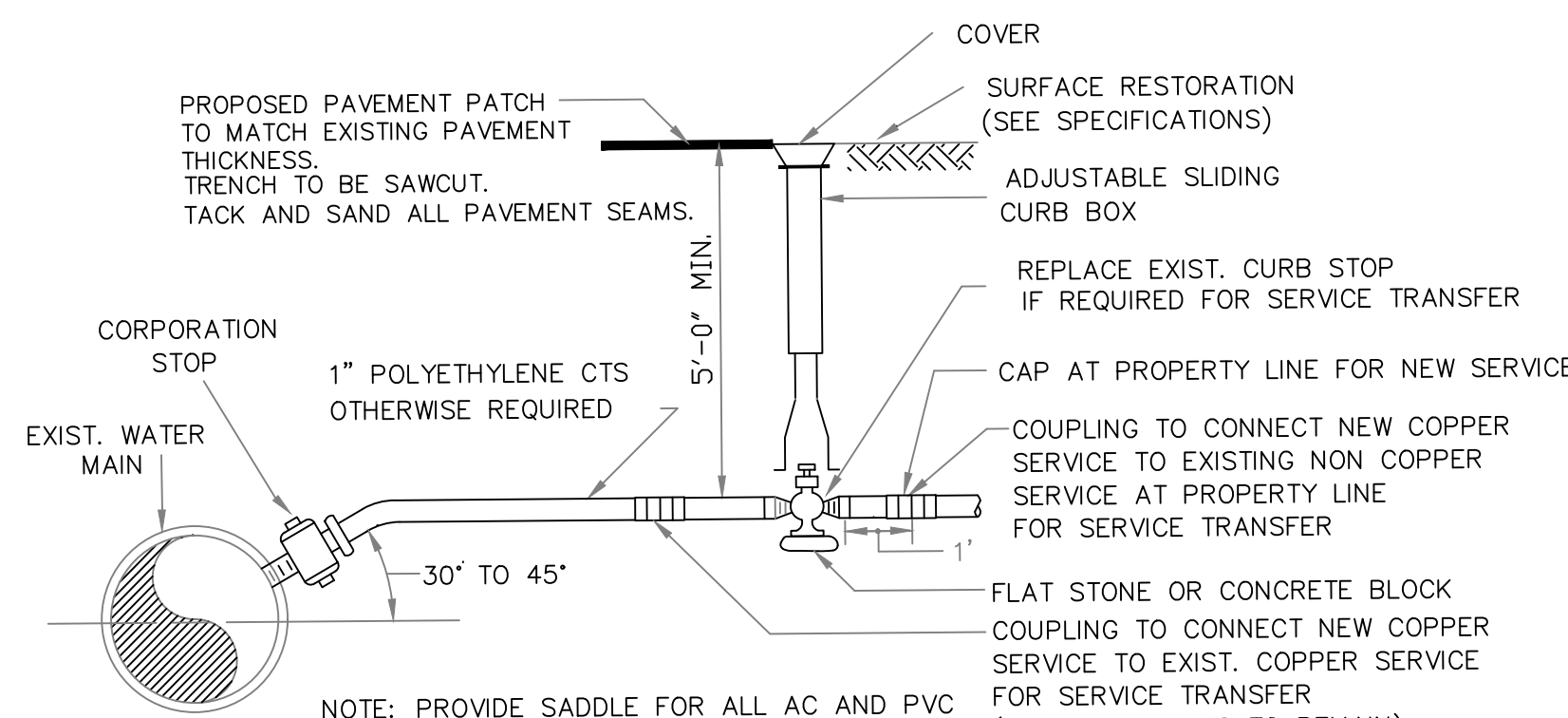
TRENCH WIDTH AND DEPTH TO BE IN
ACCORDANCE WITH LOCAL SERVICE
PROVIDERS REQUIREMENTS AS APPLICABLE.



REMOTE RECEPTACLE INSTALL DETAILS
FOR USE WITH METER PITS
N.T.S.

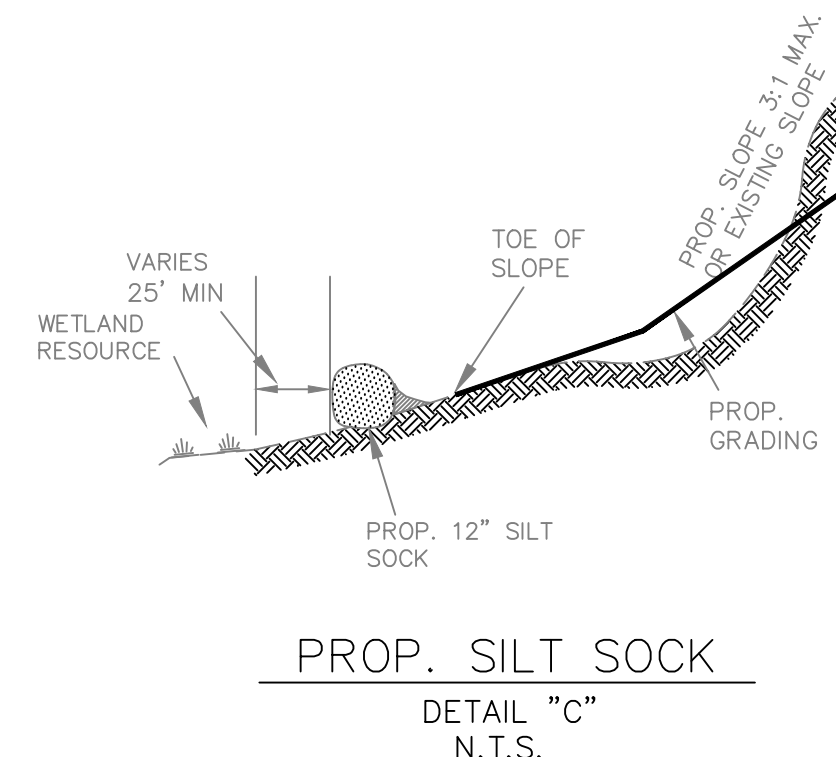


WATER MAIN/SERVICE TRENCH DETAIL
N.T.S.

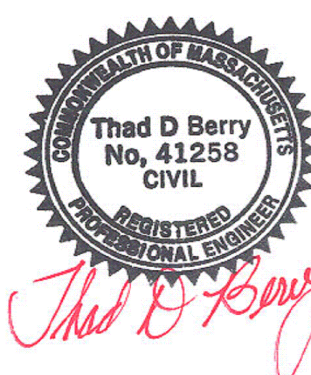


NOTE: PROVIDE SADDLE FOR ALL AC AND PVC
MAINS AND ALL 2" OR LARGER STOPS

WATER SERVICE DETAIL
N.T.S.



PROP. SILT SOCK
DETAIL "C"
N.T.S.



6/8/2020
THAD D. BERRY PR #41258

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED:
TOWN OF GEORGETOWN.
PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

DEFINITIVE SUBDIVISION PLAN 494 NORTH STREET

LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

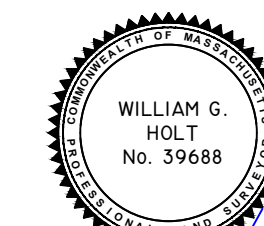
PREPARED BY
**WGH LAND SURVEY
& DESIGN**

83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
EMAIL: BILLGHOLT@AOL.COM

ASSESSOR DATA:

GEORGETOWN: MAP: 18
PARCEL: 24

I HEREBY CERTIFY THAT THIS
PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE
REGISTRY OF DEEDS.



6/8/2020
WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE

1 inch = 20 ft.
(IN FEET)
20 0' 10 20 40
6 0 6 12
(IN METERS)

SHEET TITLE:

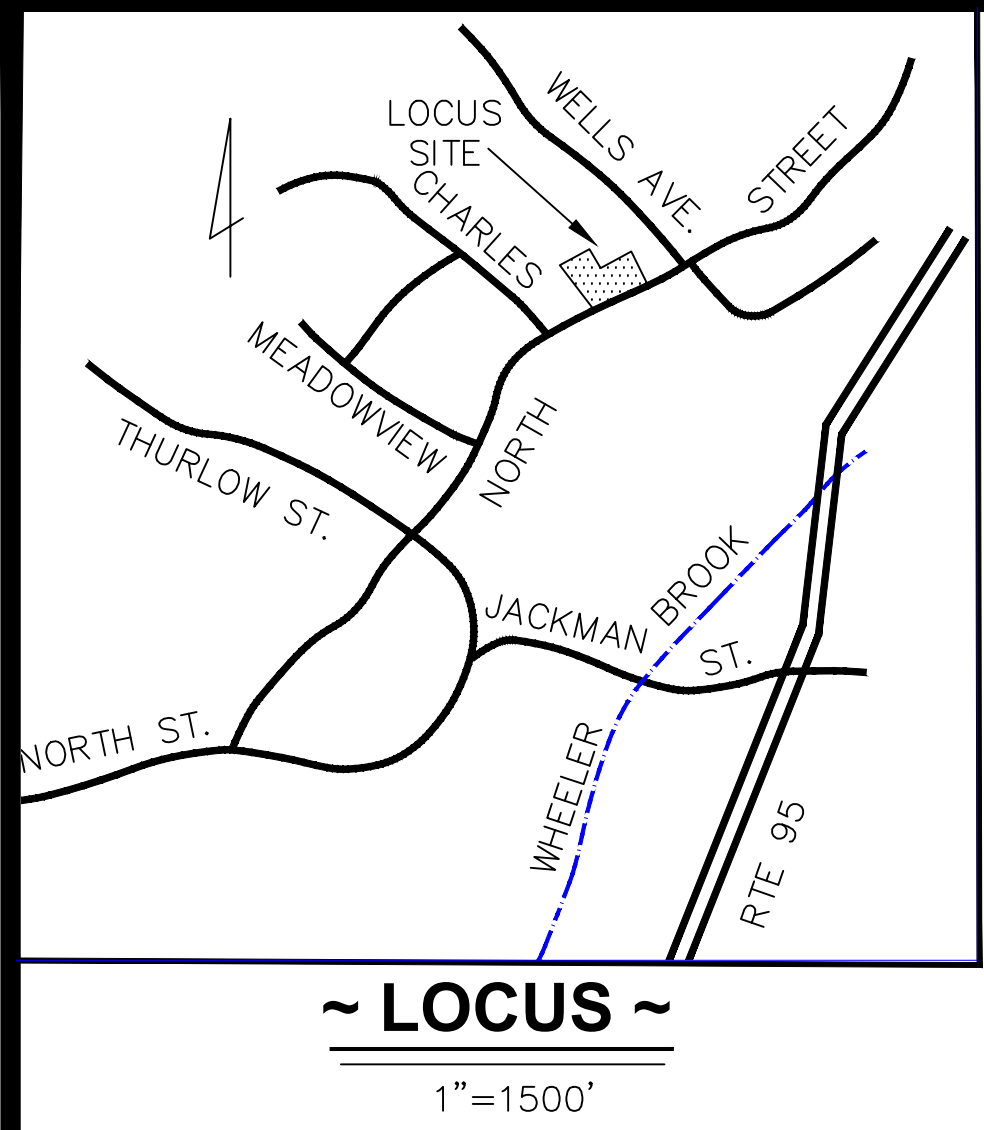
**PLAN & PROFILE
ROAD "A"
NOTES & DETAILS**

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 6 JUNE 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

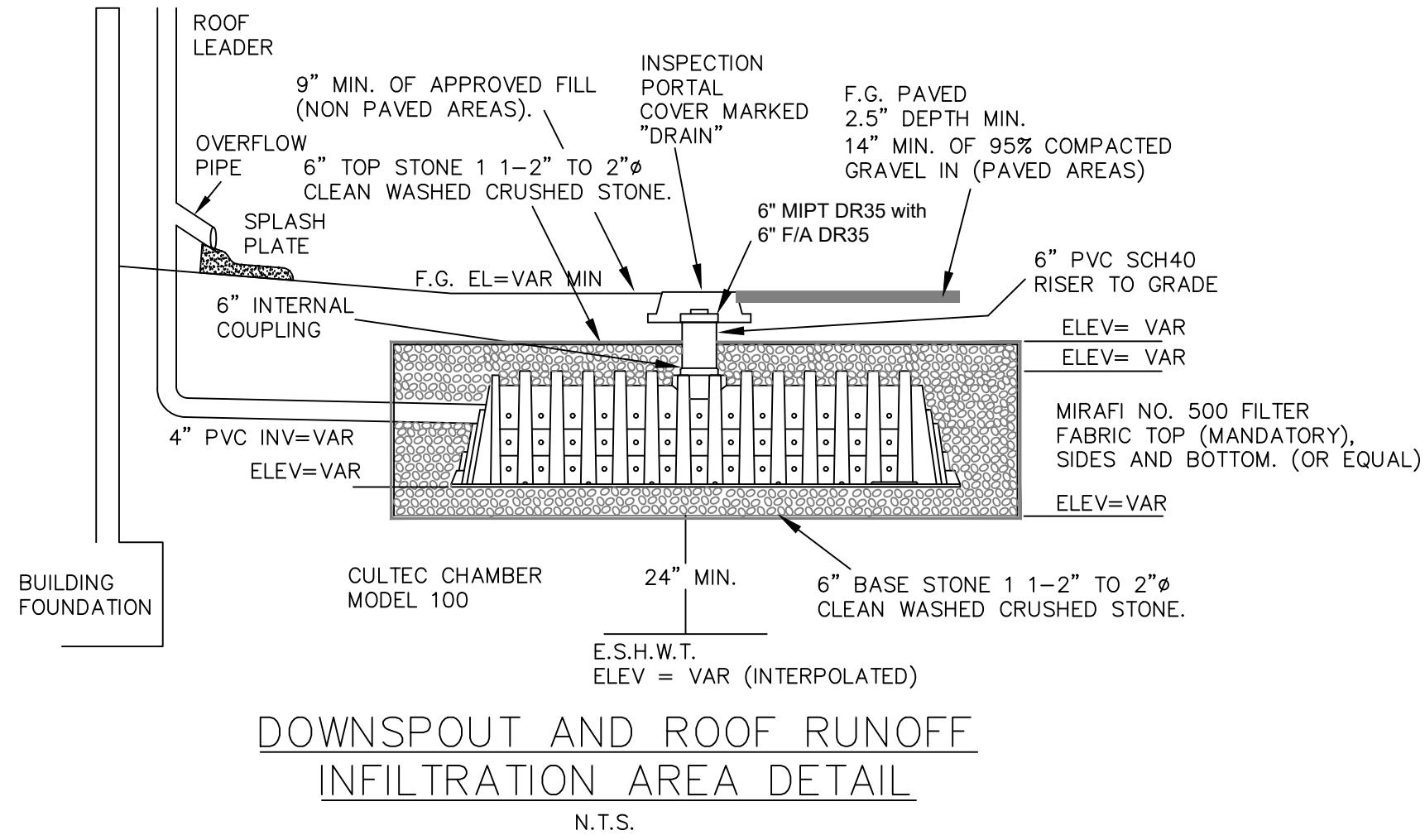
REVISION : BY

SHEET No. **E5**



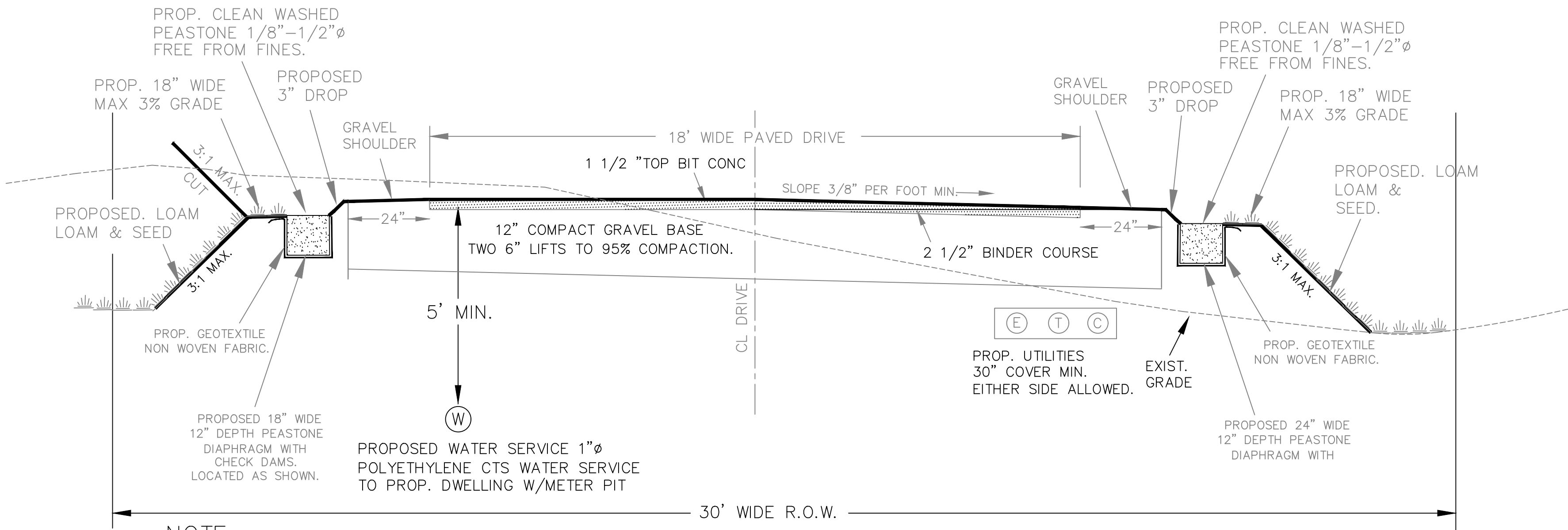
EROSION CONTROL NOTES:

- HAYBALES AND SILT FENCES: THE STAKED HAYBALES AND SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER AND UPGRADIENT OF THE BORDERING VEGETATED WETLANDS IN ACCORDANCE WITH THIS PLAN. THE SILTATION BARRIER WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. AN ADDITIONAL SUPPLY OF HAYBALES AND SILT FENCE SHALL BE ON-SITE TO REPLACE AND OR REPAIR HAYBALE FENCING THAT IS DISTURBED. PRIOR TO THE COMMENCEMENT OF WORK, THE HAYBALES AND SILT FENCE SHALL BE INSTALLED AND INSPECTED BY THE PLANNING BOARD SUBDIVISION INSPECTOR. ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT, THE CONTRACTOR SHALL VERIFY THAT ALL EROSION CONTROL AND STABILIZING MEASURES ARE STILL IN PLACE AND INTACT. ANY BREAKS IN SILT FENCE AND HAYBALES WILL BE CORRECTED IMMEDIATELY.
- ALL STOCKPILING OF MATERIALS OR ANY OTHER EXPOSED MATERIALS, OPEN TO THE ELEMENTS SHALL BE STABILIZED.
- AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS ARE TO BE PERMANENTLY LOAMED AND SEEDED OR PERMANENTLY STABILIZED WITH OTHER SUITABLE GROUND COVER APPROVED BY THE ENGINEER.
- STORM DRAIN INLET PROTECTION: A TEMPORARY STORM DRAIN INLET PROTECTIVE SILTATION BARRIER SHALL BE PLACED AROUND ALL CATCH BASIN INLETS. THE PURPOSE OF THE FILTER IS TO NOT ALLOW SEDIMENT INTO THE CLOSED DRAINAGE SYSTEM AND BASINS. THE FILTER SHALL REMAIN IN PLACE UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED AND THE TRANSPORT OF SEDIMENT IS NO LONGER VISIBLY APPARENT DURING A RAINFALL EVENT. THE FILTER SHALL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT.
- THE SURFACE OF ALL DISTURBED AREAS SHALL BE STABILIZED DURING AND AFTER CONSTRUCTION TEMPORARY MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION AND SILTATION. TEMPORARY EROSION CONTROL MEASURES SHALL CONFORM WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES URBAN AND SUBURBAN AREAS" DATED MARCH 1997, AND SHALL BE APPROVED BY THE ENGINEER. ALL DISTURBED SLOPES WILL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER. ALL 2:1 SLOPES SHALL BE STABILIZED WITH EROSION CONTROL NETTING. SOME OR ALL OF THE FOLLOWING MEASURES WILL BE UTILIZED ON THIS PROJECT:
 - TEMPORARY SEEDING
 - TEMPORARY MULCHING (STRAW)
 - PERMANENT SEEDING
 - PLACEMENT OF SOD
 - HYDROSEEDING
 - PLACEMENT OF HAY (WINTER MONTHS)
 - PLACEMENT OF JUTE NETTING (WINTER MONTHS)
- DUST CONTROL: DUST CONTROL IS NOT ANTICIPATED TO BE A PROBLEM DUE TO THE SMALL SIZE OF THE AREA DISTURBED, AND THE SHORT PERIOD OF EXPOSURE DURING CONSTRUCTION. IF DUST IS GENERATED DURING CONSTRUCTION ACTIVITIES, THEN THE USE OF WATER TRUCKS OR WATER SPRINKLING WILL BE IMPLEMENTED.
- DEBRIS AND LITTER REMOVAL: ALL DEBRIS AND LITTER SHALL BE REMOVED WHEN NECESSARY.
- PRIOR TO THE ONSET OF WINTER, SNOW DISPOSAL AREAS SHALL BE IDENTIFIED, MARKED APPROPRIATELY, AND EROSION CONTROL MEASURES SHALL BE INSTALLED AROUND THESE AREAS. APPROVAL OF THE SNOW DISPOSAL AREAS BY THE PLANNING BOARD SUBDIVISION INSPECTOR IS NECESSARY BEFORE ANY SNOW CAN BE CLEARED TO THESE LOCATIONS. DURING THE WINTER MONTHS, THE CONTRACTOR SHALL AVOID MIXING SNOW AN DIRT WHEN CREATING THE DETENTION BASINS. NO SNOW WILL BE PLOWED TO WETLAND AREAS, AND DIRTY SNOW WILL BE STOCKPILED OUTSIDE THE BUFFER ZONE.
- PLACE HAYBALES & CRUSHED STONE AROUND ALL CATCH BASINS DURING CONSTRUCTION.



ROOF RUNOFF
RECHARGE CALCULATIONS:
BUILDING FOOTPRINT AREA = 1008 S.F.
RECHARGE VOL = 1.0" x 1/12 x 1008 S.F.
= 84 C.F.
VOLUME OF CULTEC 100 CHAMBER
= 14.7 Cu. Ft. PER CHAMBER
(PER MUNUFACT. SPECS.)

VOLUME OF VOIDS IN STONE PER CHAMBER
AROUND CHAMBERS = ((LxWxD) - CHAMBER VOL) x 0.4
= ((7.5 x 3.83' x 2.00') - 14.7) x 0.4
= ((57.45) - 14.7) x 0.4
= (42.75 C F) x 0.4 = 17.1 C F
TOTAL AVAILABLE STORAGE VOLUME/ CHAMBER
= 14.7 + 17.1 = 31.8 C.F.
TOTAL STORAGE AVAILABLE ALL UNITS = 4 x 31.8 = 127.2 C.F. PER HSE.



NOTE:

ALL DRIVEWAY APRONS TO BE CONSTRUCTED TO PROPOSED R.O.W. LINE WITH SAME GRAVEL AND PAVEMENT SPECS AS THE ROADWAY.

TYPICAL ROADWAY CROSS-SECTION
ROAD "A" A COURT
A PRIVATE WAY ~ NOT TO SCALE

6/8/2020
THAD D. BERRY PR #41258

CALL
TOLL FREE
1-888-DIG-SAFE
(1-888-344-7233)
72 HOURS IN ADVANCE

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CONTROL LAW IS REQUIRED:
TOWN OF GEORGETOWN.
PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

**DEFINITIVE
SUBDIVISION PLAN**
494 NORTH STREET
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
**32 THURLOW STREET
GEORGETOWN, MA 01833**

PREPARED BY
**WGH LAND SURVEY
& DESIGN**
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
EMAIL: BILLGHOLT@AOL.COM

ASSESSOR DATA:
GEORGETOWN:MAP: 18
PARCEL: 24

I HEREBY CERTIFY THAT THIS
PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE
REGISTRY OF DEEDS.

6/8/2020
WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)
20 0' 10 20 40
6 0 6 12
(IN METERS)

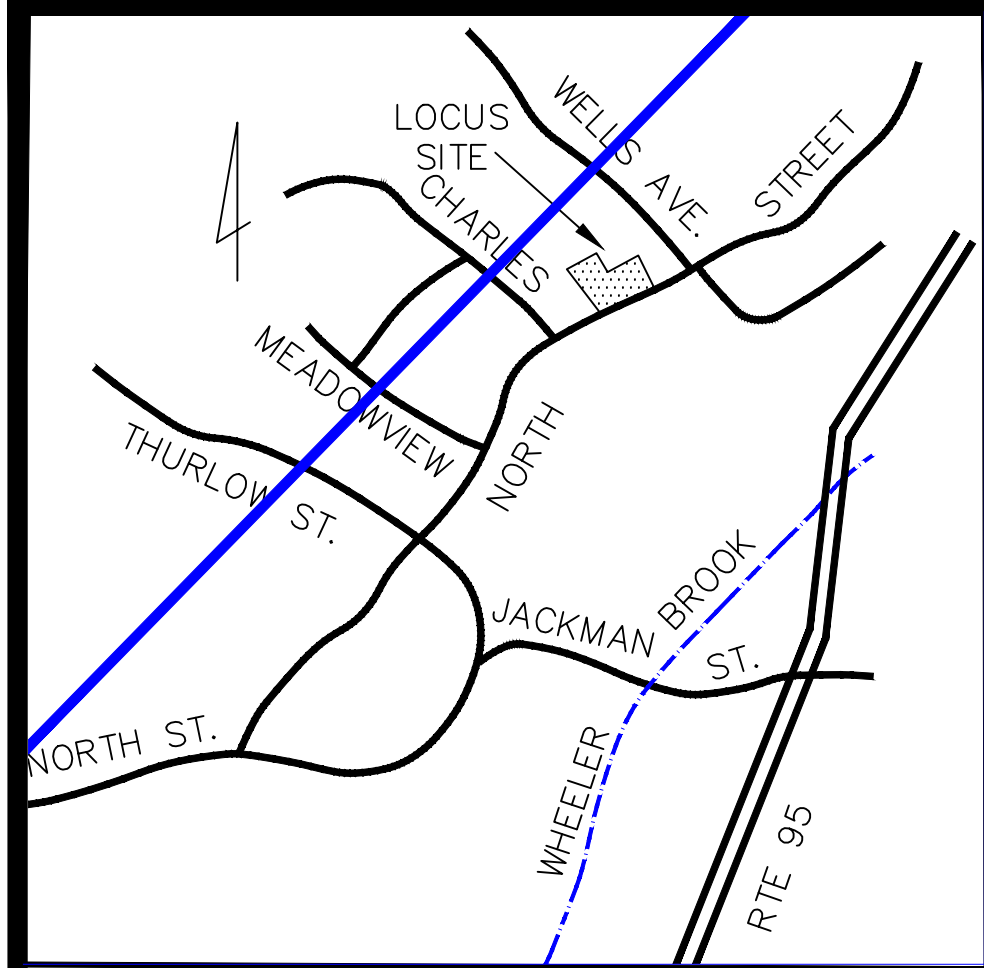
SHEET TITLE:
**CONSTRUCTION
DETAILS
AND NOTES**

DRAWN: SEH, WGH
DESIGNED: WGH,TDB
CHECKED: WGH,TDB
DATE: 06 JUNE 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION : BY

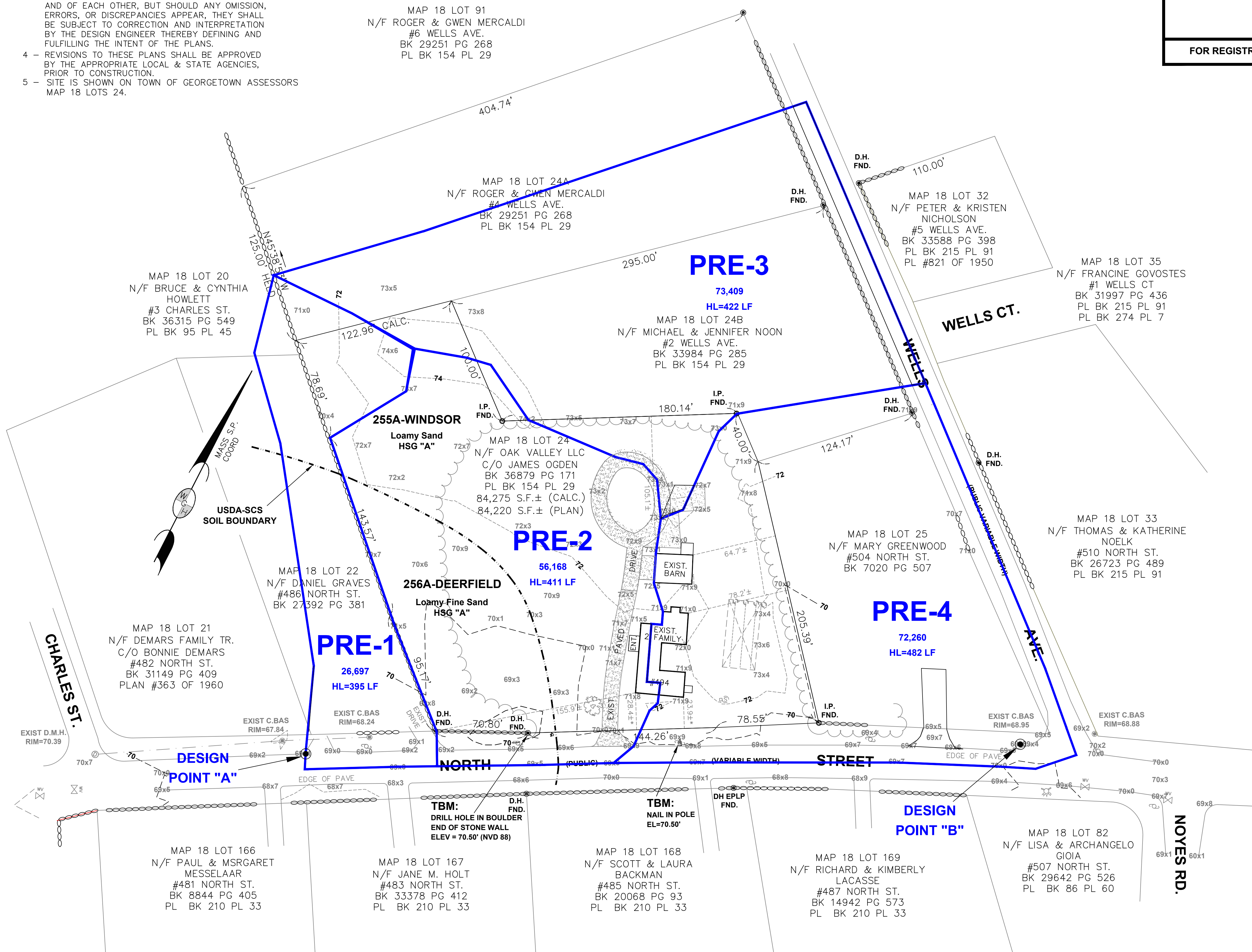
SHEET No. **D6**



~ LOCUS ~
1"=1500'

GENERAL NOTES:

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- 2 - THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
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- 4 - REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.
- 5 - SITE IS SHOWN ON TOWN OF GEORGETOWN ASSESSORS MAP 18 LOTS 24.



~ PLAN OF LAND ~

1" = 40'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED:
TOWN OF GEORGETOWN.
PLANNING BOARD:

DATE:

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

PRELIMINARY SUBDIVISION PLAN 494 NORTH STREET

LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

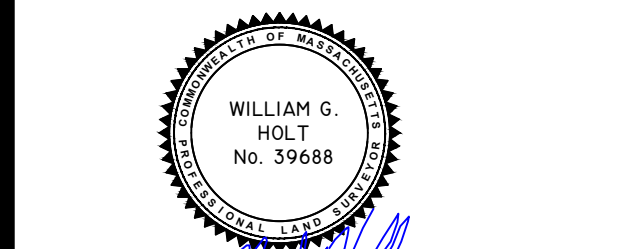
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& DESIGN**

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MERRIMAC, MA 01860
TEL: (978) 346-7873
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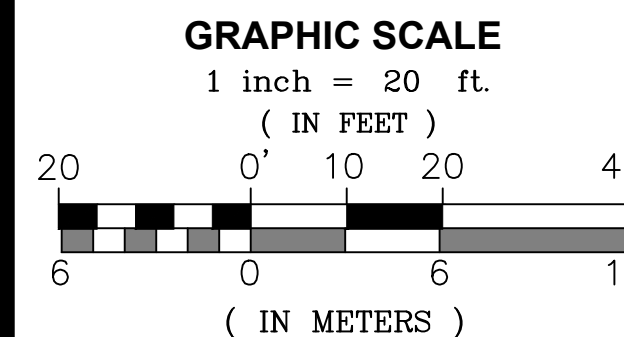
ASSESSOR DATA:

GEORGETOWN: MAP: 18
PARCEL: 24

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



1/31/20
WILLIAM G. HOLT PLS #39688



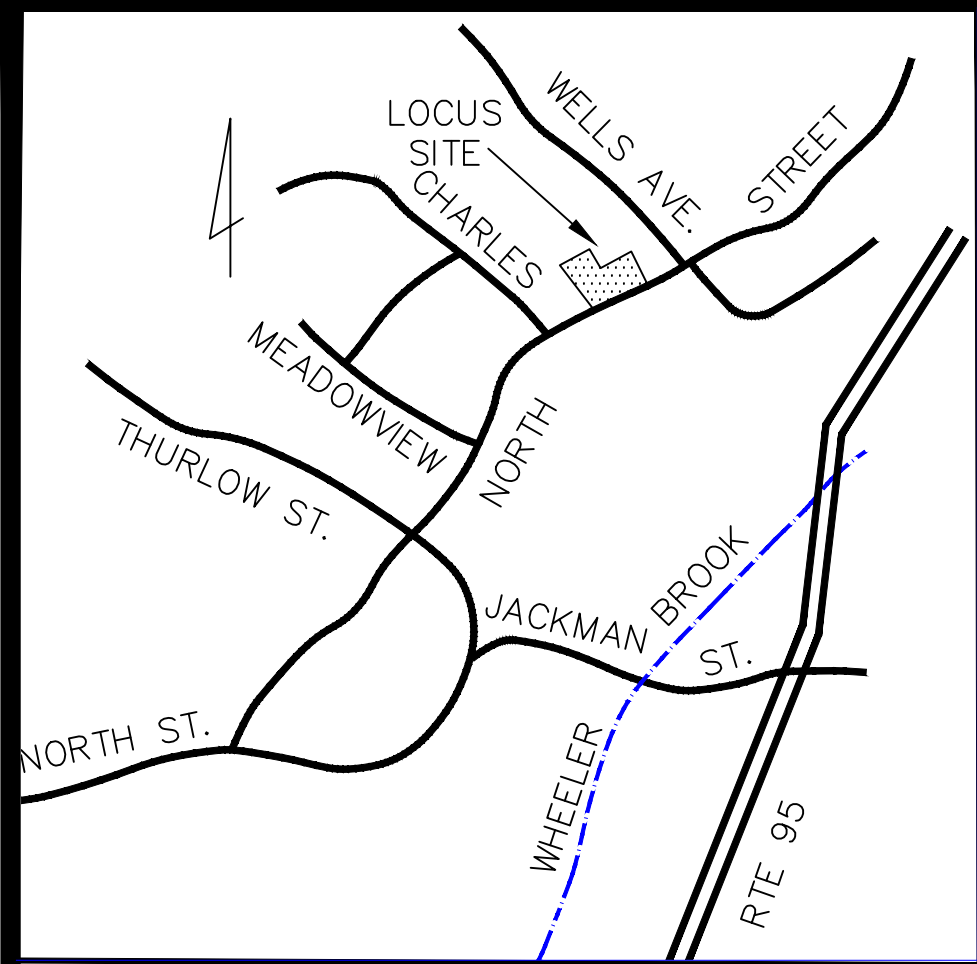
SHEET TITLE:
**EXISTING WATERSHED PLAN
PRE-DEVELOPMENT
494 NORTH STREET ROAD "A"**

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 26 JAN 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

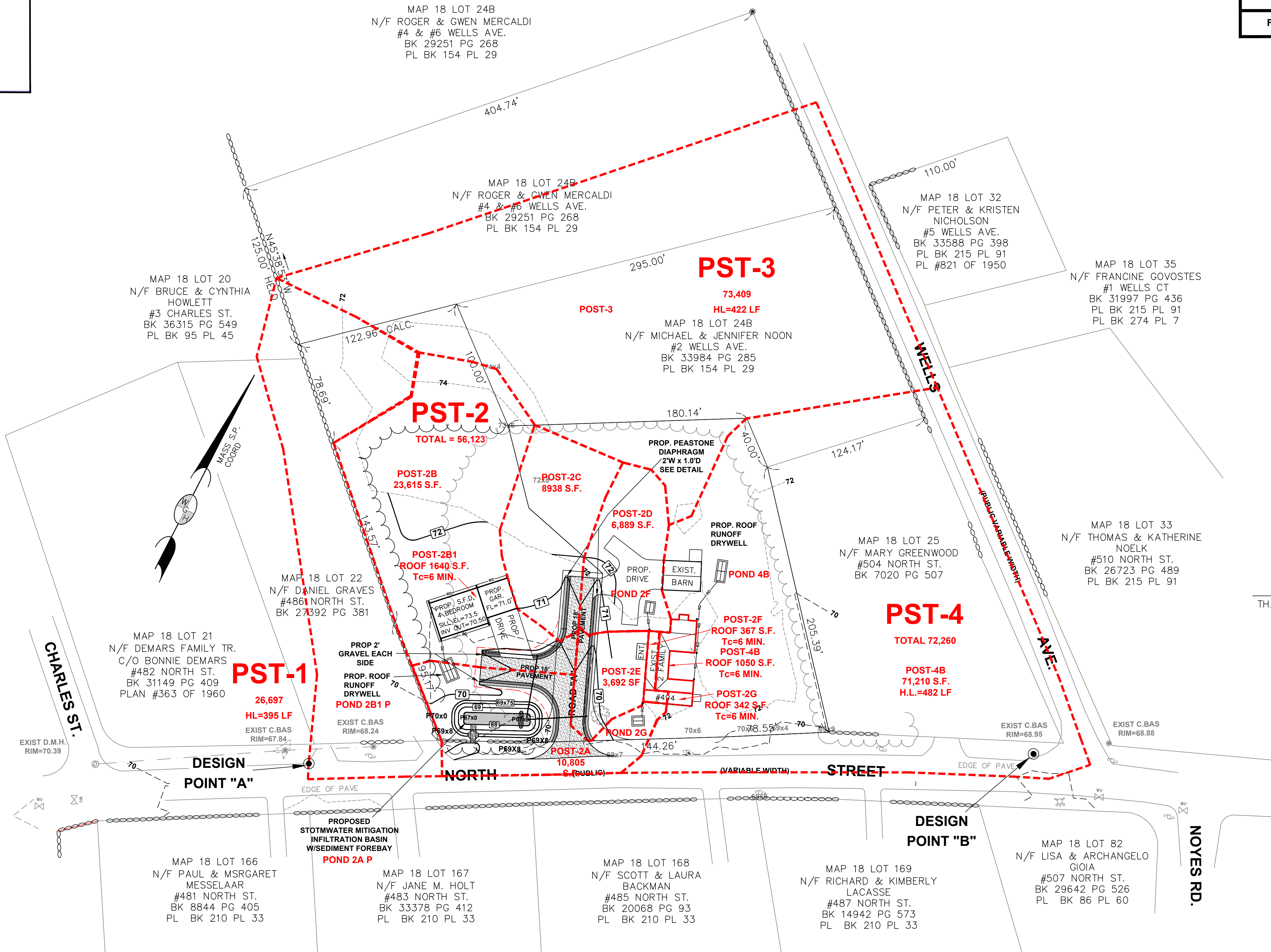
LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION : BY

SHEET No. **WS-7A**

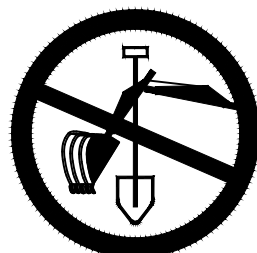


~ LOCUS ~
1"=1500'



LEGEND:

W WATER —W— W—
WG WATER GATE —W— W—
G GAS —G— G—
O IRON PIPE
C.L.F. CHAIN LINK FENCE —x—x—x—
E.T.C. ELEC., TELE., CABLE —ETC—ETC—
O.H. OVERHEAD —OH—OH—OH—
U.P. UTILITY POLE —U—
HYD. HYDRANT —H—
---EXIST CONTOUR---99---
B.V.W. RESOURCE AREA



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(1-888-344-7233)
72 HOURS IN ADVANCE

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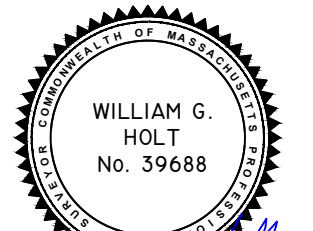
GEORGETOWN:MAP: 18
PARCEL: 24

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AND REGULATIONS OF THE
REGISTRY OF DEEDS.



07/10/2020

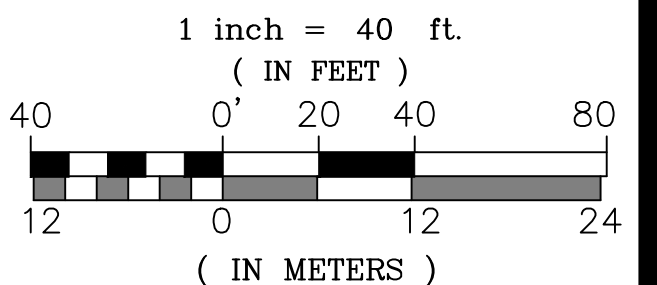
THAD D. BERRY PE #41258



07/10/2020

WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE



SHEET TITLE:
WATERSHED PLAN
POST-DEVELOPMENT
494 NORTH STREET ROAD "A"

DRAWN: SEH, WGH
DESIGNED: WGH, TDB
CHECKED: WGH, TDB
DATE: 26 JAN 2020
CAD FILE: 494_NORTH_DS S2-1.DWG
JOB No. #18-073-SV

LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION : BY

SHEET No. WS 7B