

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	

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

GENERAL DESIGN NOTES:

- 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.
- ALL MAINTENANCE OF THE ROAD "A" COURT, RIGHT OF WAY SHALL PERMANENTLY BE THE RESPONSIBILITY OF THE OWNER OF LOTS 24 AND 24C.
- ROAD "A" - COURT SHALL PERMANENTLY BE A PRIVATE WAY FOR ACCESS TO LOTS 24 AND 24C ONLY.
- 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:

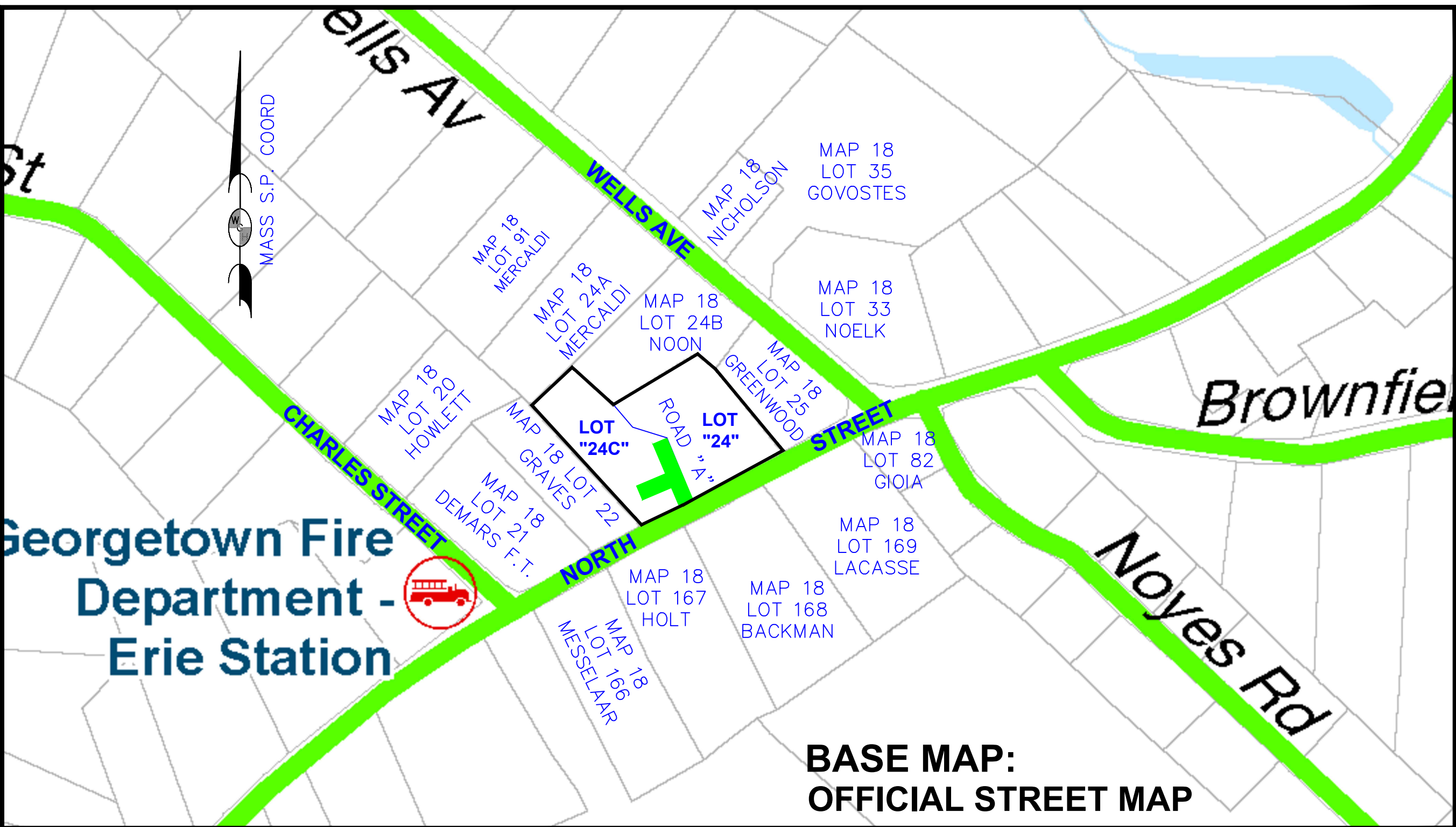
SHEET C1	COVER SHEET
SHEET S2	PERIMETER & EXIST CONDITIONS SITE PLAN
SHEET S3	PLAN OF LOTS
SHEET E4	PROPOSED DRAINAGE & GRADING DESIGN
SHEET E5	PLAN AND PROFILE ~ ROAD "A" & DETAILS
SHEET D6	CONST. DETAILS & EROSION CONTROL NOTES
SHEET WS7A	WATERSHED PLAN (PRE-DEVELOPMENT)
SHEET WS7B	WATERSHED PLAN (POST-DEVELOPMENT)

BENCHMARK:
U.S.C. & G.S. SURVEY DISK STAMPED AD53 BENCHMARK DISK: DATUM NGVD 1929 ELEVATION = 90.98 (90.15 ADJ. TO NAVD 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' (NAVD 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

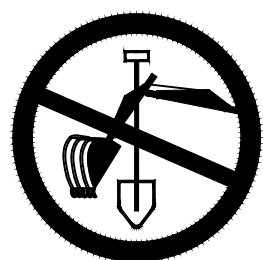
SCALE 1"=200'

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

FOR REGISTRY USE ONLY:	PLANNING BOARD USE ONLY:
	TOWN OF GEORGETOWN PLANNING BOARD APPROVAL IS REQUIRED:
	DATE: _____

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

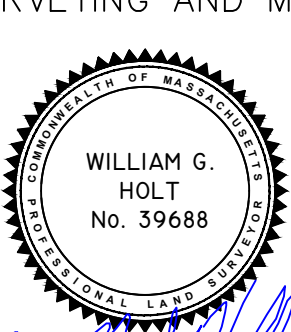
PROJECT OWNER/APPLICANT:

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

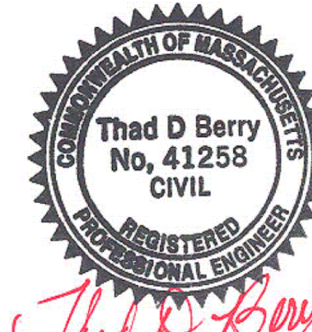
ASSESSOR'S DATA:
GEORGETOWN
MAP No. 18
BLOCK No. -
LOT No. 24

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.



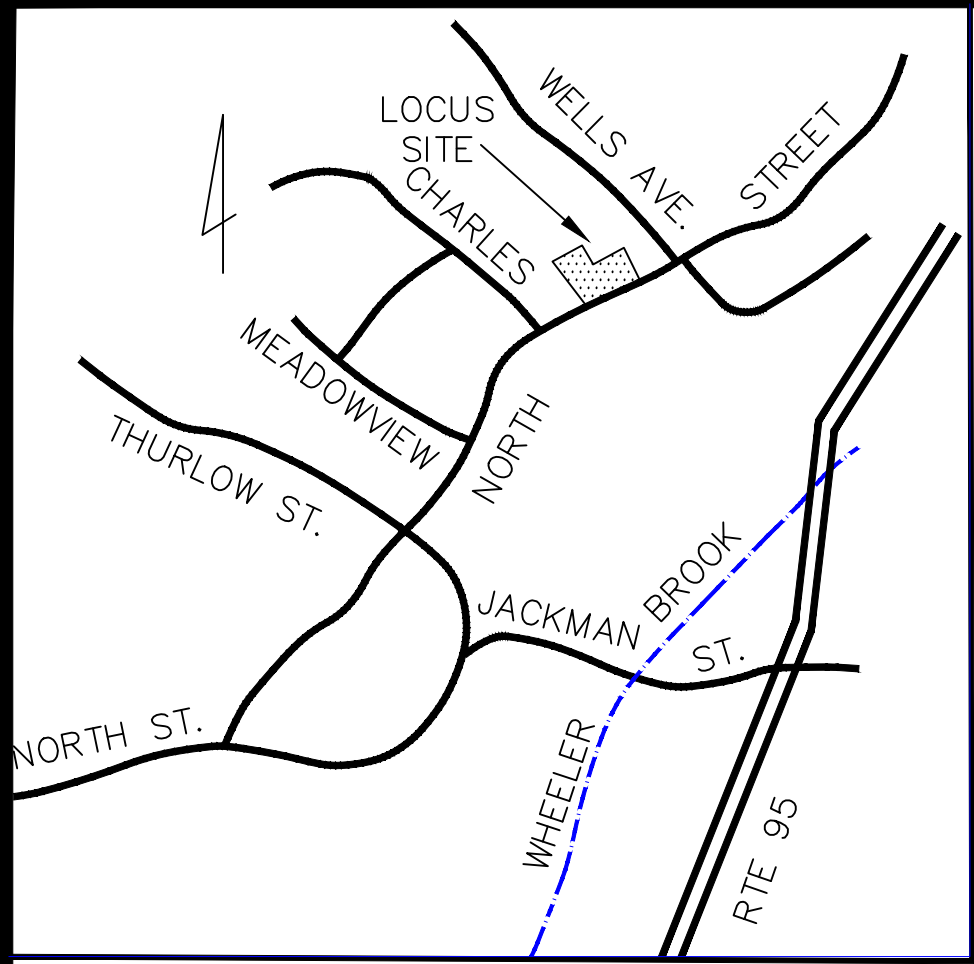
9/29/20
WILLIAM G. HOLT, PLS DATE



9/29/20
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
		9/29/20 PEER	WGH
		REVIEW COMMENTS	



~ 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.
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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 LOT 24.

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

404.74'

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 33
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 20
N/F BRUCE & CYNTHIA HOWLETT
#3 CHARLES ST.
BK 36315 PG 549
PL BK 95 PL 45

USDA-SCS
SOIL BOUNDARY

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

EXIST C.BAS C
RIM=68.89'
12" RCP INV IN 66.31'
12" HDPE INV IN 65.89'
12" RCP INV IN 66.64'
12" RCP INV OUT 66.57'

EXIST C.BAS B
RIM=67.84'
12" CMP INV IN 66.08'
12" CMP INV IN 65.92'
12" RCP INV OUT 65.84'

EXIST C.BAS A
RIM=68.24'
12" CMP INV =66.49'

EXIST 12" CMP
139 L.F. S=0.0013 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" RCP/CMP
427 L.F. S=0.016 FT/FT

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

LEGEND:

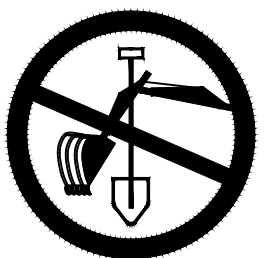
W WATER —W—W—
WG WATER GATE —W—W—
G GAS —G—G—
O IRON PIPE

C.L.F. CHAIN LINK FENCE —x—x—x—
E.T.C. ELEC., TELE., CABLE —ETC—ETC—
O.H. OVERHEAD —OH—OH—

U.P. UTILITY POLE
HYD. HYDRANT

---EXIST CONTOUR---

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:
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32 THURLOW STREET
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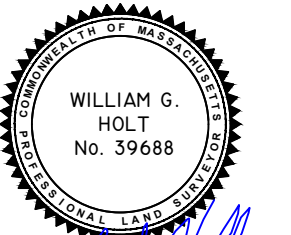
PREPARED BY
**WGH LAND SURVEY
& DESIGN**

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.



9/29/20

WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE

1 inch = 40 ft.

(IN FEET)

40 0' 20 40 80
12 0 12 24
(IN METERS)

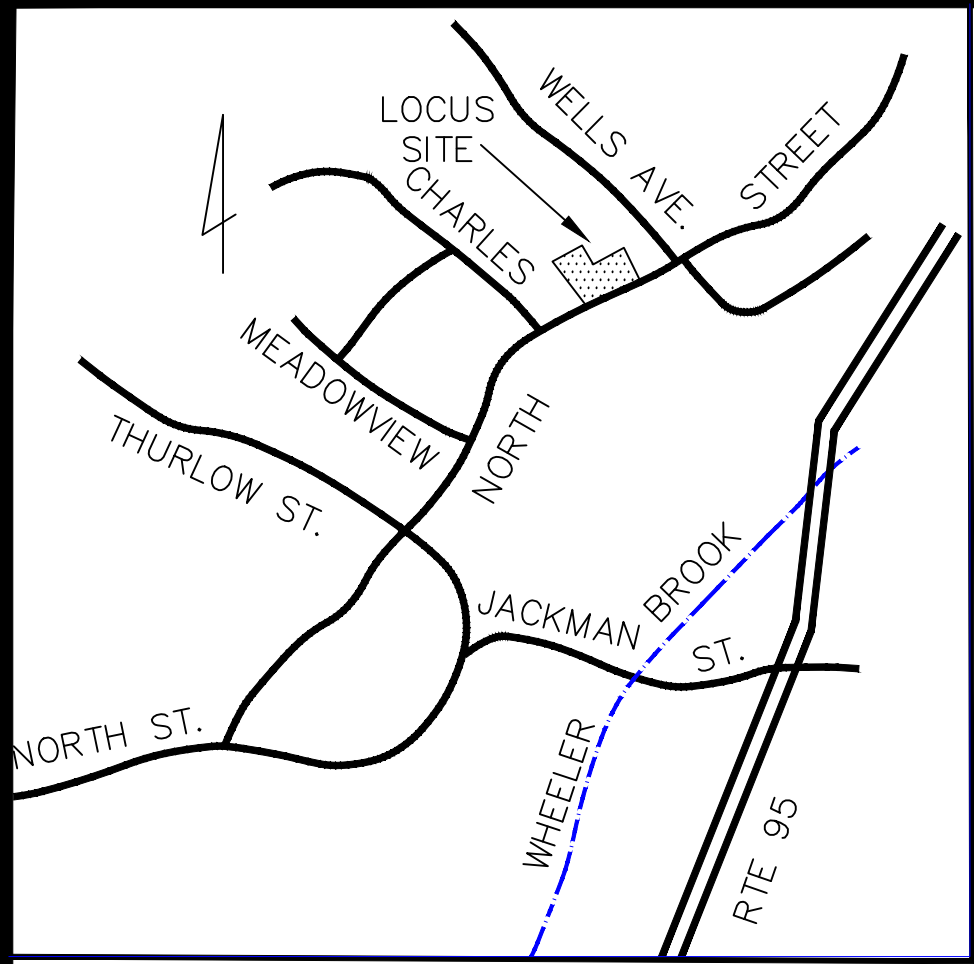
SHEET TITLE:
**PERIMETER BOUNDARY &
EXISTING CONDITIONS
494 NORTH STREET ROAD "A"**

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
9/29/20 PEER REV COMMENTS WGH

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 & CURVE TABLE ~

L1 S64°12'24"W 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 N48°12'47"W 28.58'	CE1 R=30.00' L=36.55'
DE2 S41°47'13"W 38.30'	CE2 R=30.00' L=34.79'
DE3 N67°34'23"E 30.00'	
R1 S22°25'37"E 30.00'	R3 S87°46'07"W 30.00'
R2 N47°22'39"E 30.00'	R4 S25°47'36"E 30.00'

LEGEND:

W WATER —W—W—
WG WATER GATE —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—
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

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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N/F ROGER & GWEN MERCALDI
#6 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

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

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BK 27392 PG 381

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C/O BONNIE DEMARS
#482 NORTH ST.
BK 31149 PG 409
PLAN #363 OF 1960

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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

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

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MESSELAAR
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PL BK 210 PL 33

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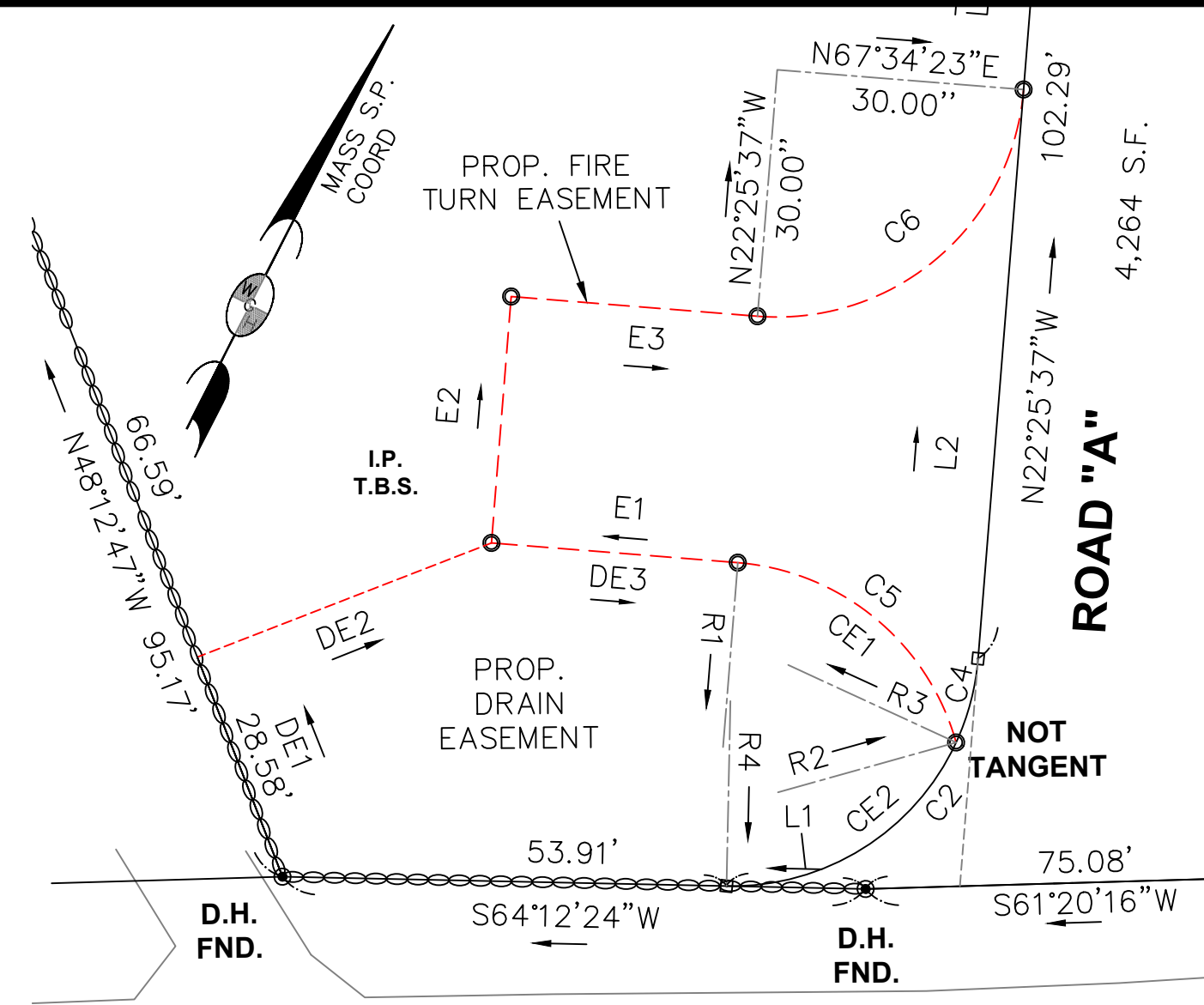
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PL BK 210 PL 33

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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'



NORTH (PUBLIC) STREET
(VARIABLE WIDTH)

~ EASEMENT DETAIL ~

1" = 20'

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:

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DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
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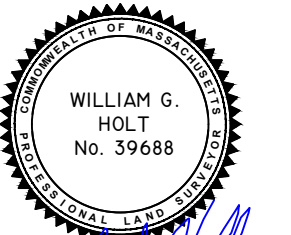
PREPARED BY
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& DESIGN

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

ASSESSOR DATA:

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PARCEL: 24

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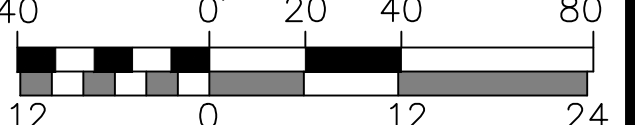
9/29/2020

WILLIAM G. HOLT PLS #39688

GRAPHIC SCALE

1 inch = 40 ft.

(IN FEET)



(IN METERS)

SHEET TITLE:

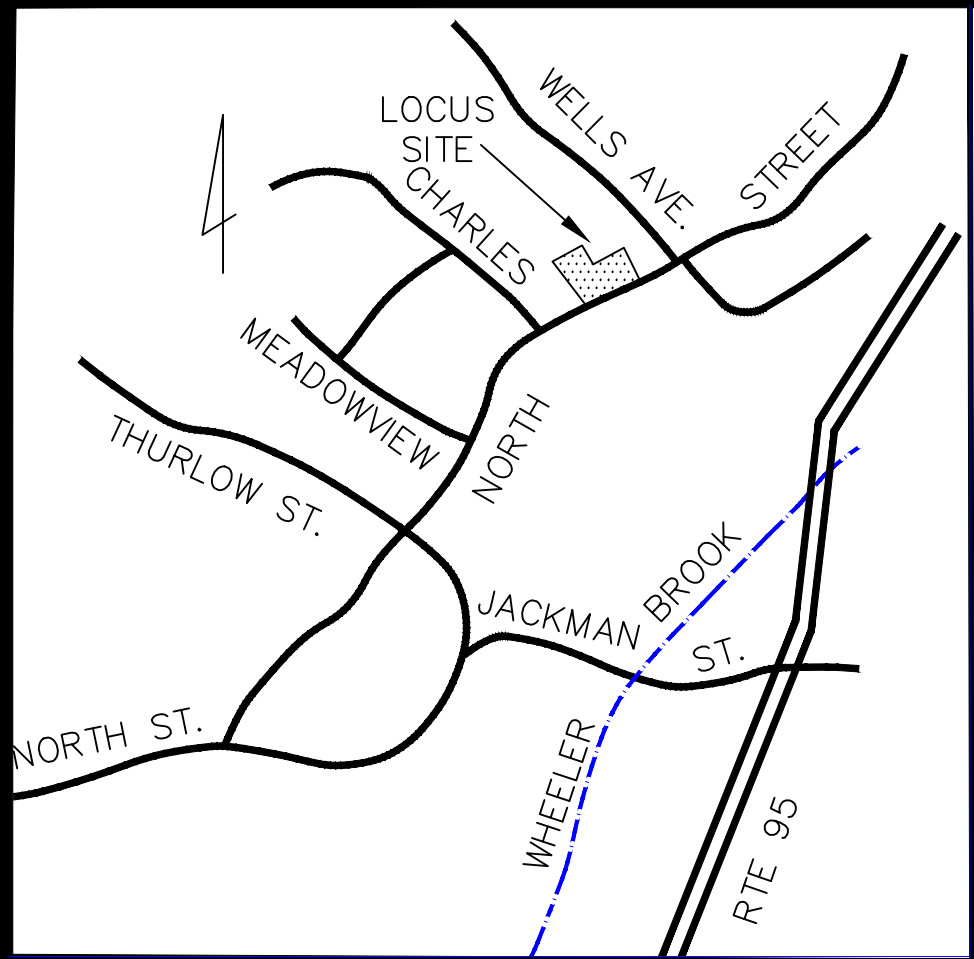
PLAN OF LOTS
AND PROPOSED R.O.W.
494 NORTH STREET ROAD "A"

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
9/29/20 PEER REV COMMENTS WGH

SHEET No. S3



~ 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'

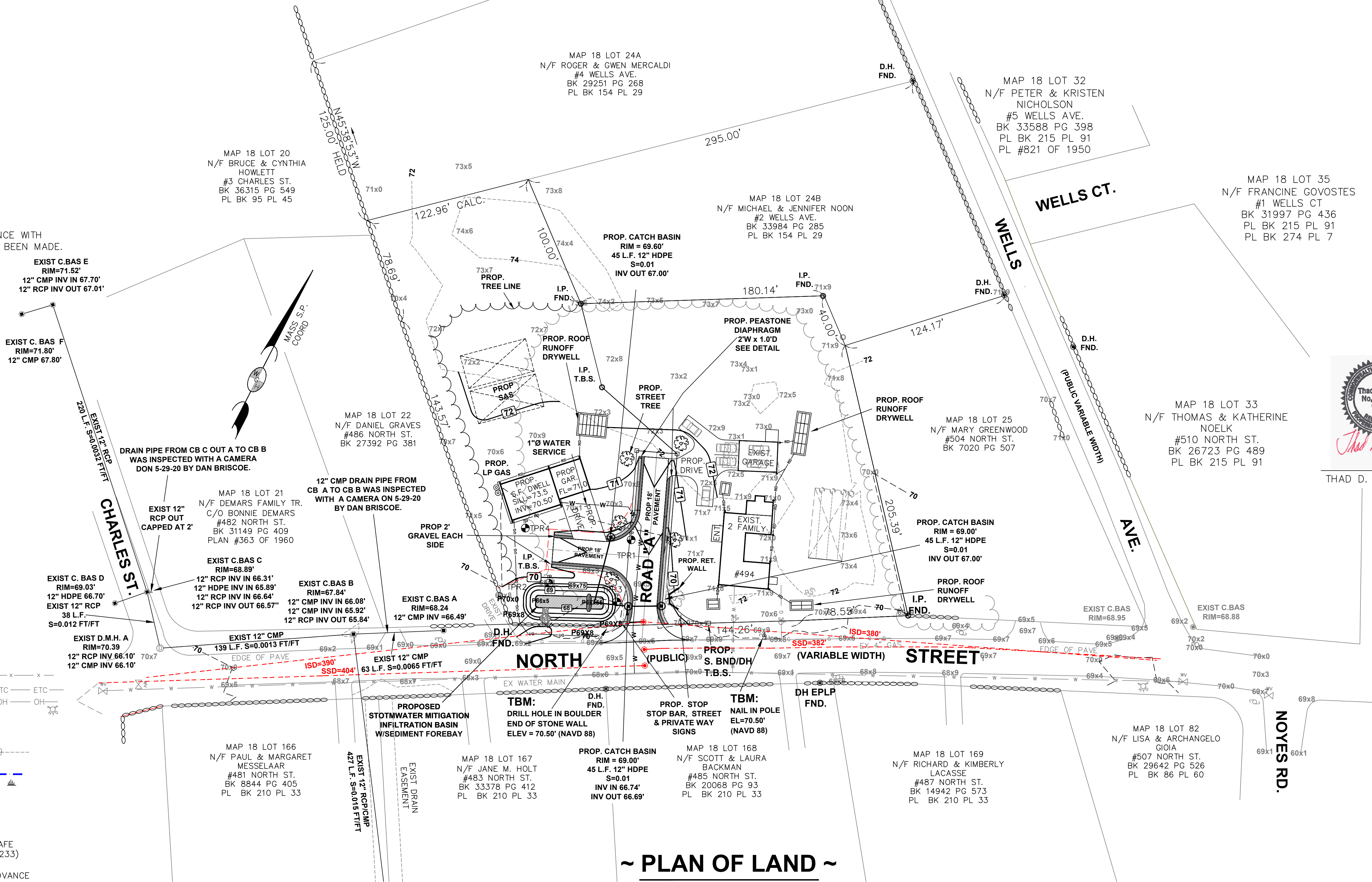
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- 4 - REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.
- 5 - SITE IS SHOWN ON TOWN OF GEORGETOWN ASSESSORS MAP 18 LOT 24.

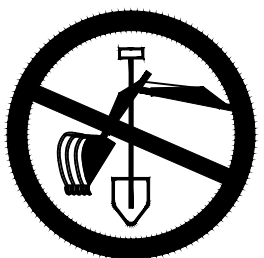
MAP 18 LOT 91
N/F ROGER & GWEN MERCALDI
#6 WELLS AVE.
BK 29251 PG 268
PL BK 154 PL 29

POSTED SPEED LIMIT (85%) = 35 MPH BOTH DIRECTIONS
POSTED SPEED LIMIT IS THE 85% SPEED; OBSERVED 85% SPEED IS 41 MPH
STOPPING SIGHT DISTANCE (SSD)=250' REQ'D (35 MPH) 305' (40 MPH)
STOPPING SIGHT DISTANCE (SSD)=382' WESTBOUND LANE
STOPPING SIGHT DISTANCE (SSD)=404' EASTBOUND LANE
ISD IS ADEQUATE IF EQUAL TO SSD. 250'-305' REQUIRED
INTERSECTION SIGHT DISTANCE (ISD) = 380' EASTERLY.
INTERSECTION SIGHT DISTANCE (ISD) = 390' WESTERLY.



LEGEND:

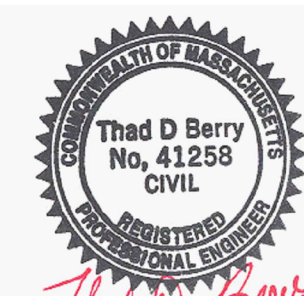
W WATER —W— W—
WG WATER GATE —W— W—
G GAS —G— G—
O IRON PIPE
C.L.F. CHAIN LINK FENCE —x— x—
E.T.C. ELEC., TELE., CABLE —ETC— ETC—
O.H. OVERHEAD —OH— OH—
U.P. UTILITY POLE —U— U—
HYD. HYDRANT —H— H—
-----EXIST CONTOUR-----99-----
B.V.W. RESOURCE AREA



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

~ PLAN OF LAND ~

1" = 40'



THAD D. BERRY PE #41258
9/29/20

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

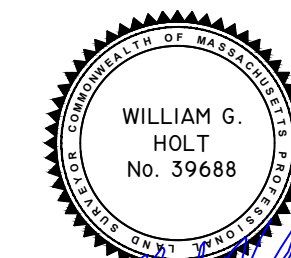
PREPARED BY
**WGH LAND SURVEY
& DESIGN**

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 PLS #39688
9/29/20

GRAPHIC SCALE

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

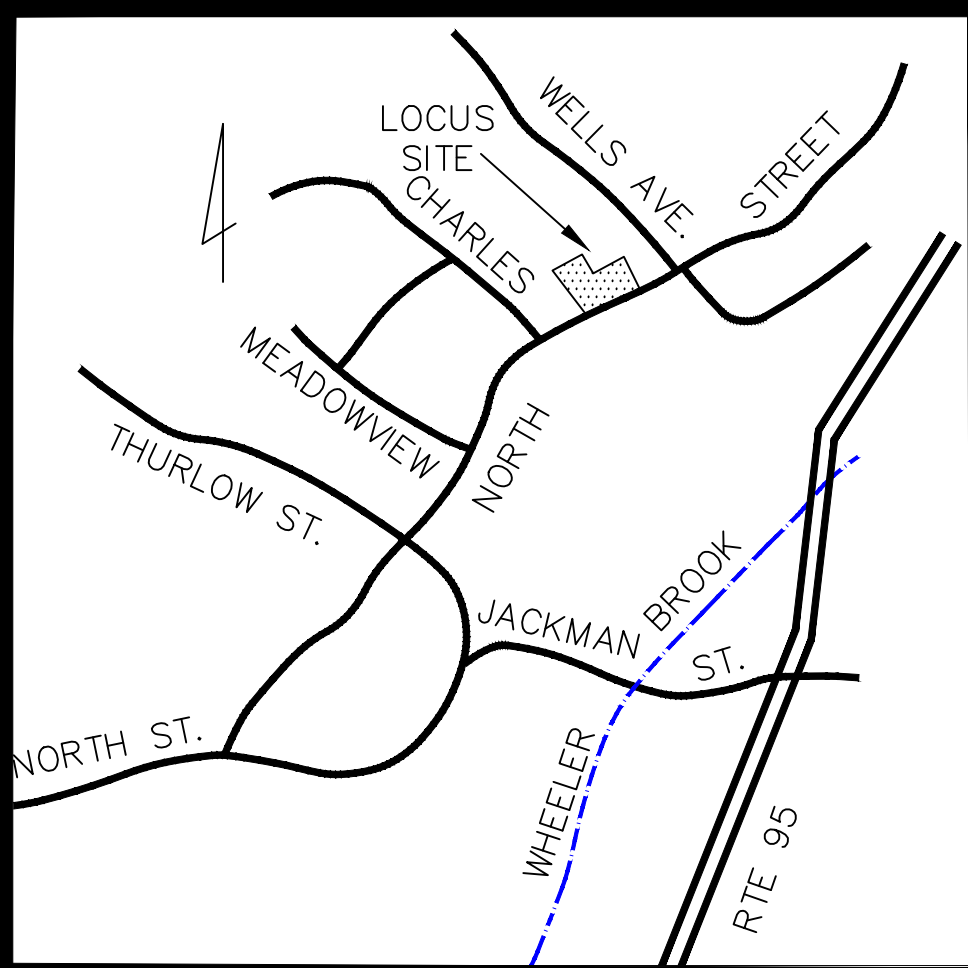
SHEET TITLE:
**PROPOSED SITE PLAN
GRADING & DRAINAGE
494 NORTH STREET ROAD "A"**

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
9/29/20 PEER REV COMMENTS WGH

SHEET No. **E4**



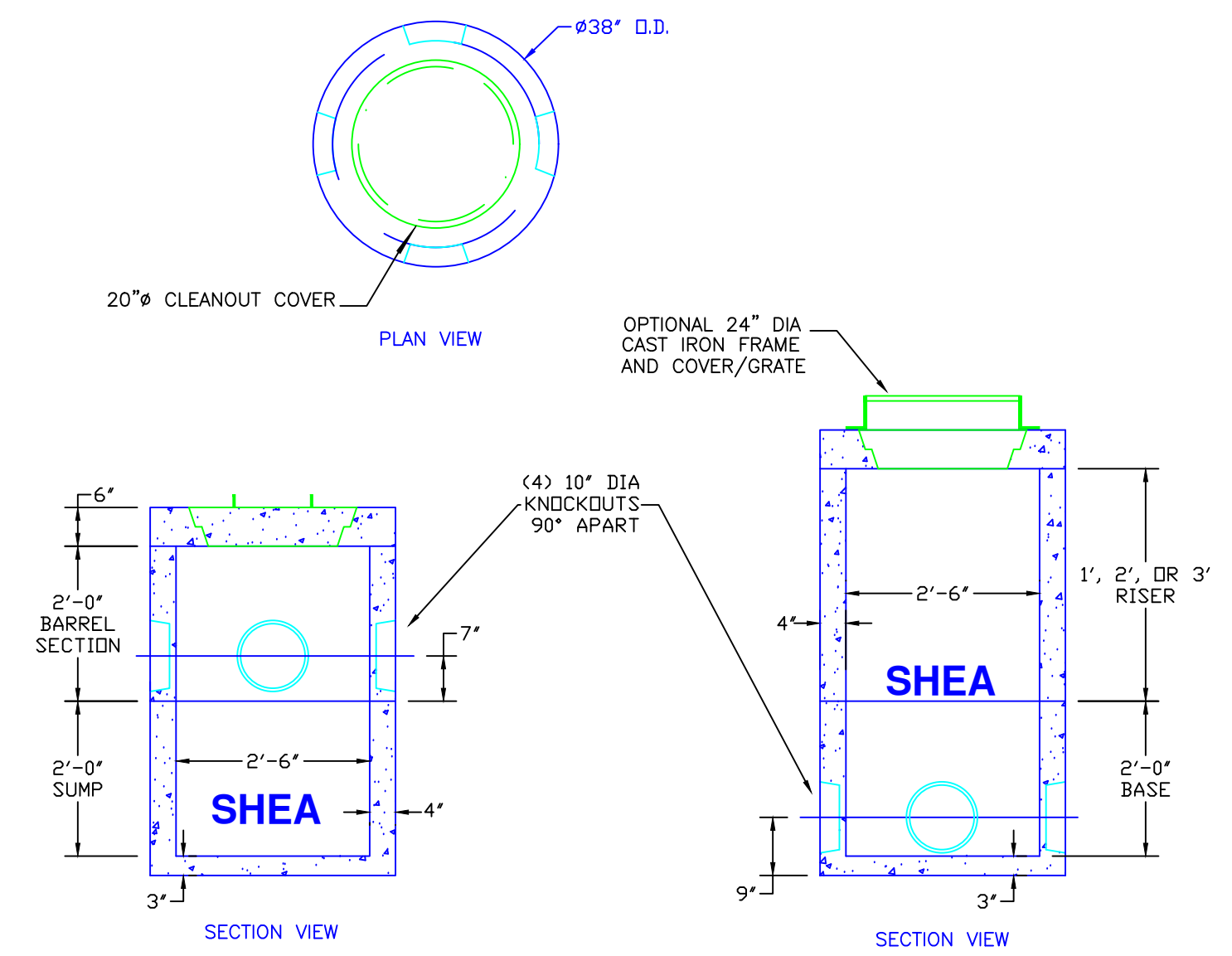
~ LOCUS ~
1"=1500'

- 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 LOT 24.

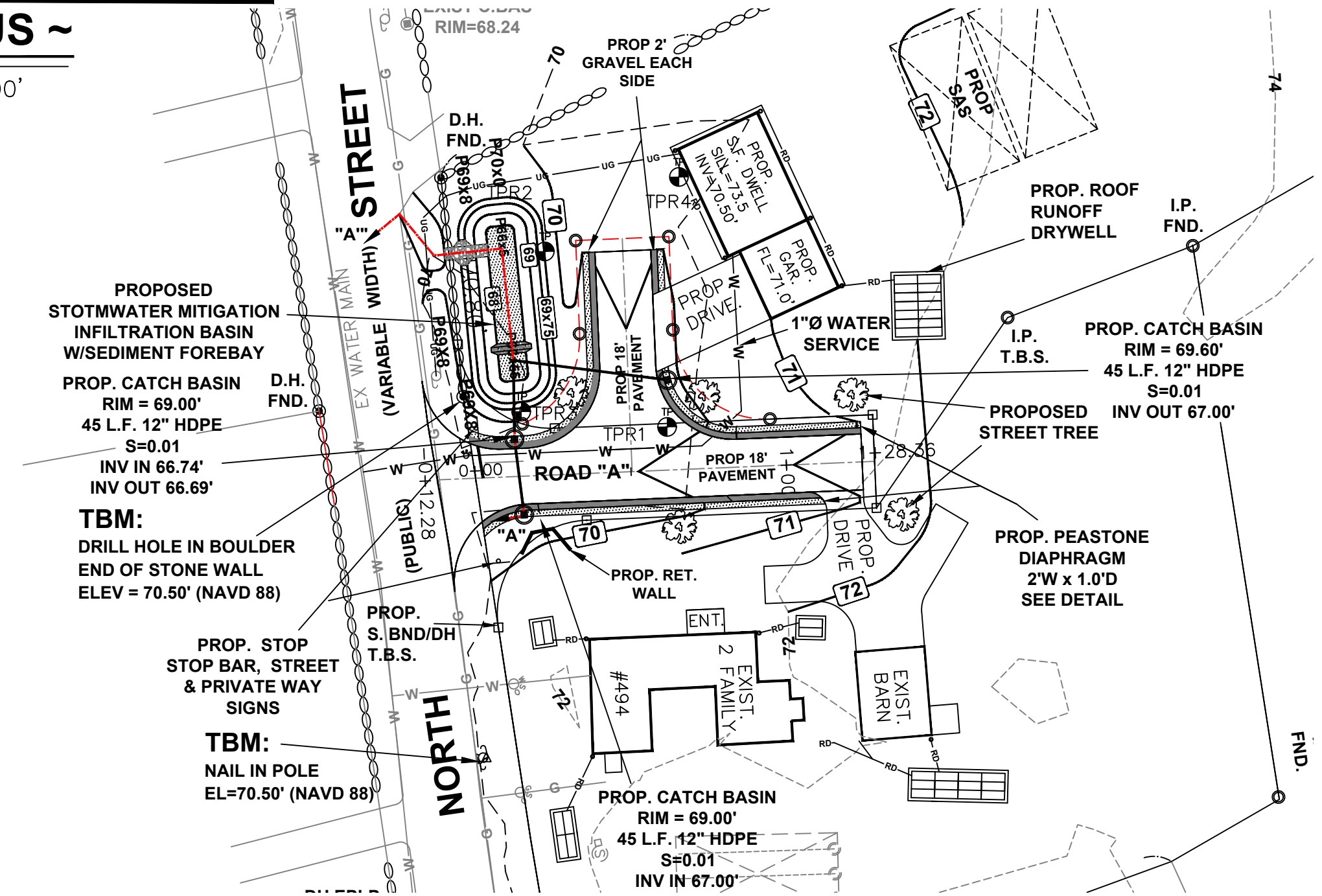
SOIL TEST LOG:

SOIL EVALUATOR: WILLIAM G. HOLT
DATE: 8/14/19

TEST PIT #	ELEV	TEST PIT #	ELEV	TEST PIT #	ELEV	TEST PIT #	ELEV
R-1	69.7	R-2	69.1	R-3	69.5	R-4	69.8
13" Ap F.S.L. 10YR 3/3		13" Ap F.S.L. 10YR 3/3		13" Ap F.S.L. 10YR 3/3		12" Ap F.S.L. 10YR 3/3	
28" Bw F.S.L. 10YR 4/6		28" Bw F.S.L. 10YR 4/6		29" Bw F.S.L. 10YR 4/6		29" Bw F.S.L. 10YR 4/6	
80" C1 F-M. SAND 2.5Y 6/4		80" C1 F-M. SAND 2.5Y 6/4		40" C1 L. SAND 10YR 5/8		38" C1 L. SAND 10YR 5/8	
120" C2 F. SAND 2.5Y 5/4		120" C2 F. SAND 2.5Y 5/4		128" C2 L. SAND 2.5Y 6/4		140" C2 L. SAND 2.5Y 6/4	
WATER TABLE		WATER TABLE		WATER TABLE		WATER TABLE	
.66" ESTIMATED EL=64.2'		.59" ESTIMATED EL=64.2'		.65" ESTIMATED EL=64.1'		.67" ESTIMATED EL=64.1'	
.104" WEEPING		.108" WEEPING		.109" WEEPING		.111" WEEPING	
.112" STANDING		.118" STANDING		.124" STANDING		.128" STANDING	



- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR AASHTO HS-20 LOADING, 1-5 FEET COVER.
- | SECTIONS | ITEM NO | WEIGHT |
|--------------|-------------|--------|
| 1'-0" RISER | MC-MCB12RH | 440# |
| 2'-0" RISER | MC-MCB24RH | 880# |
| 3'-0" RISER | MC-MCB36RH | 1320# |
| 2'-0" BASE | MC-MCB24SH | 1175# |
| 2'-0" BARREL | MC-MCB24BSH | 880# |
| 38" COVER | MC-MCB38CH | 585# |

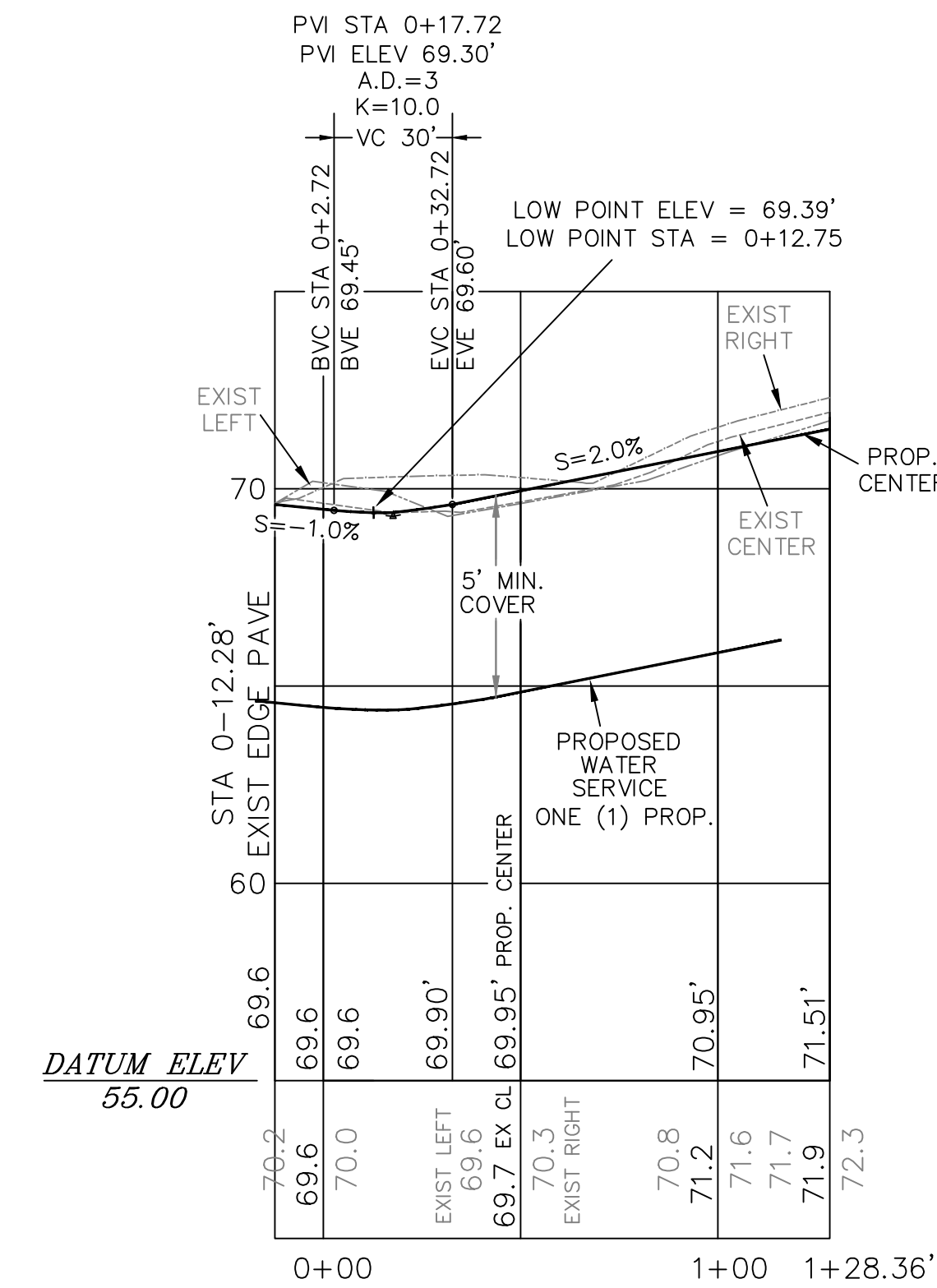


~ ROAD "A" PLAN ~
1" = 40'

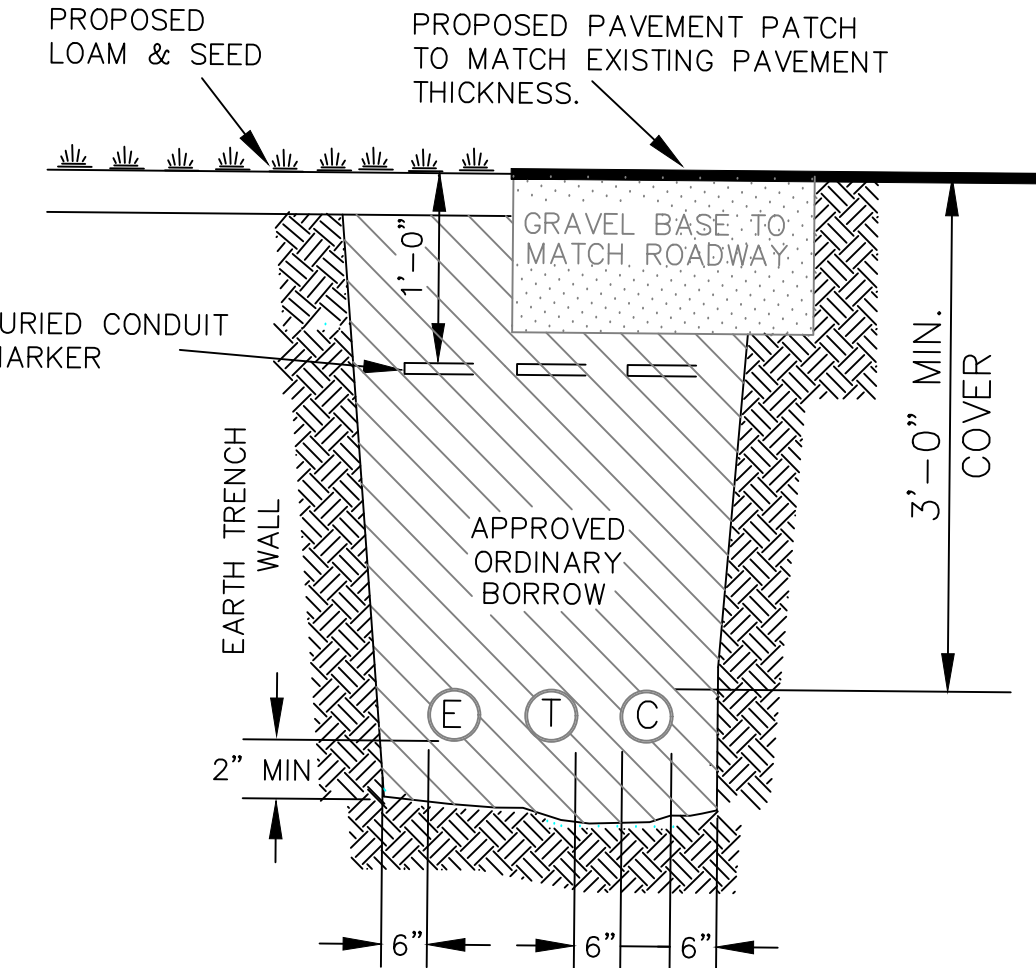
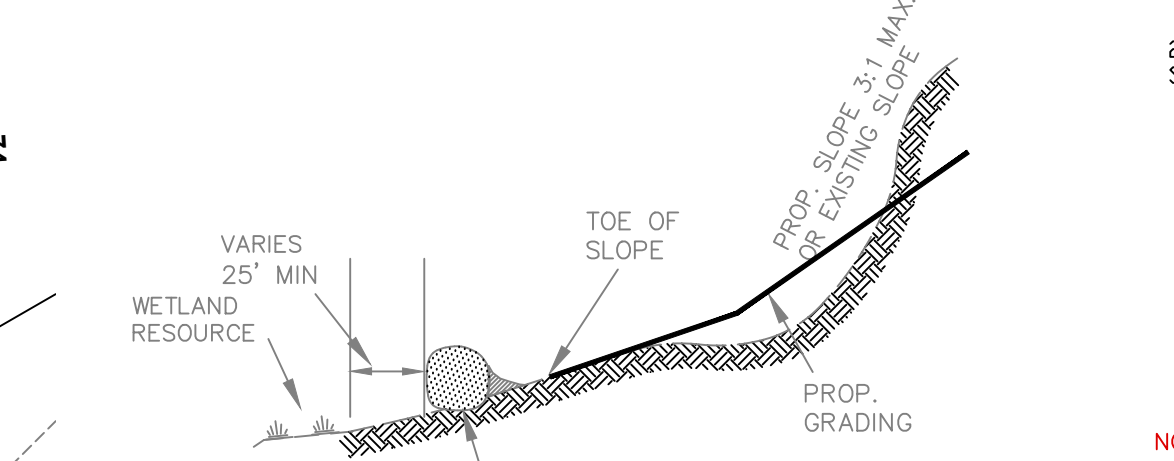
ZONING DATA: DISTRICT RB
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM FRONTAGE: 160.00'
MINIMUM YARDS:
FRONT: 30'
SIDE: 20'
REAR: 30'

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

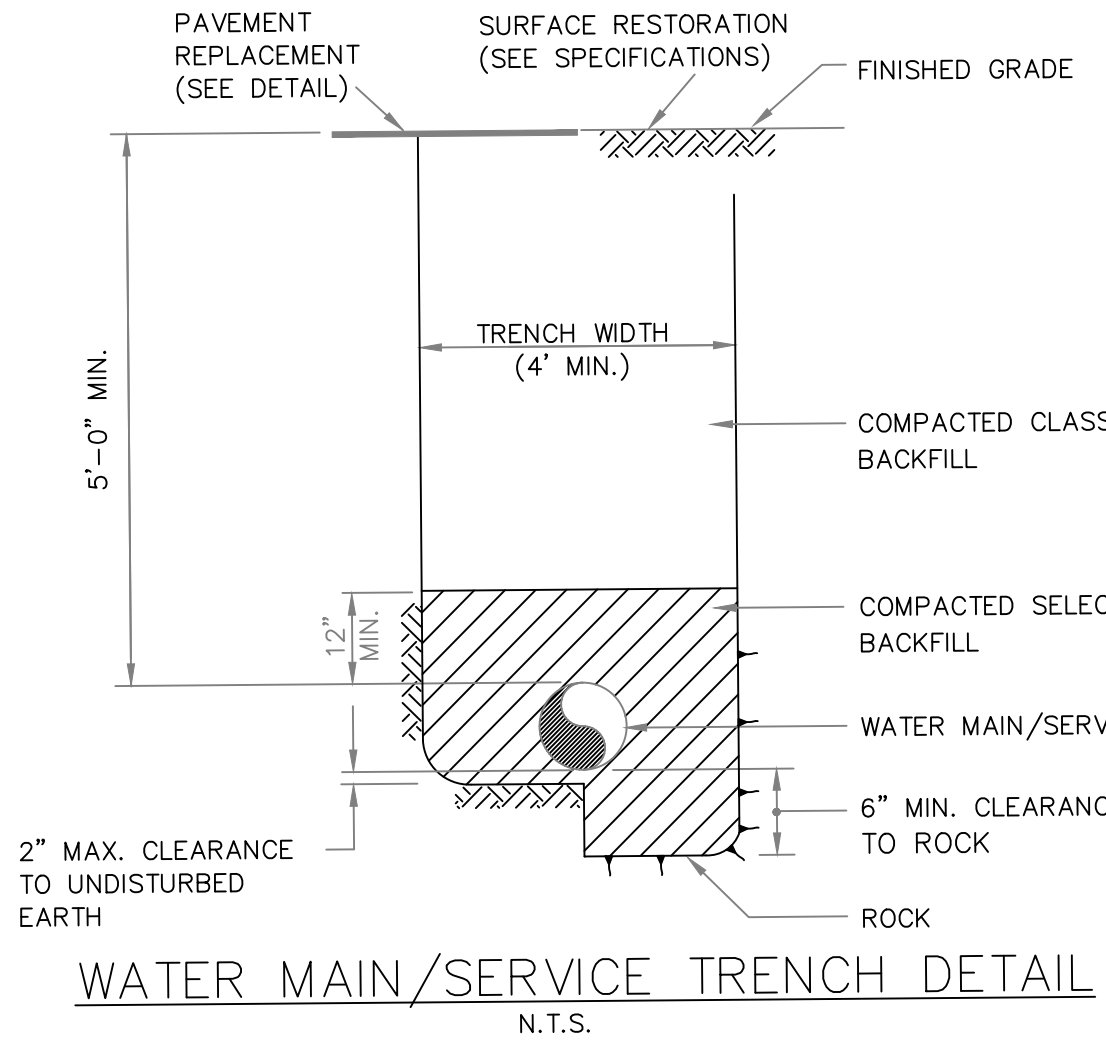


~ ROAD "A" PROFILE ~
HOR: 1"=40' VERT: 1"=4'

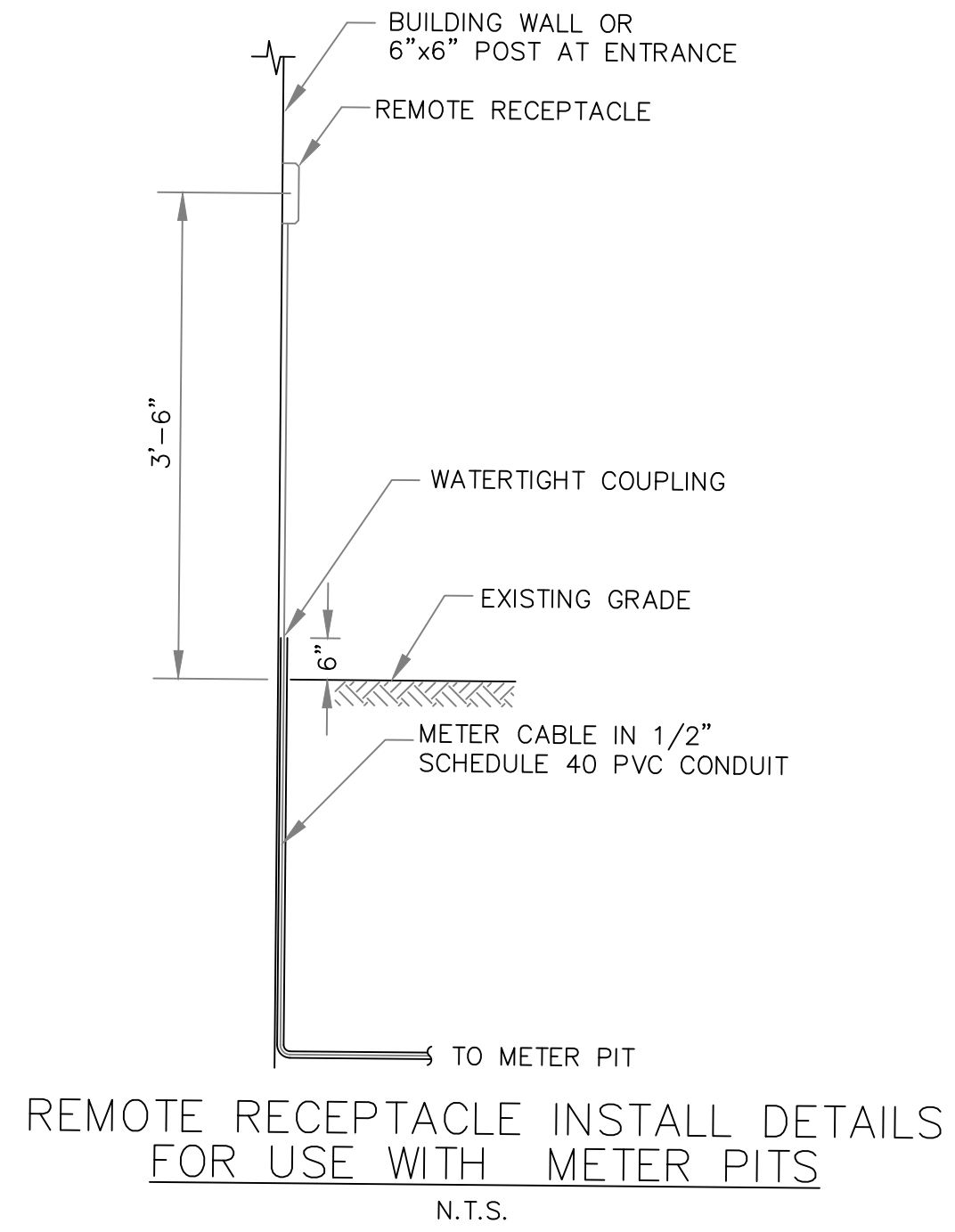


TYPICAL ELECTRIC/TELEPHONE/CABLE TRENCH UNDERGROUND ETC N.T.S.

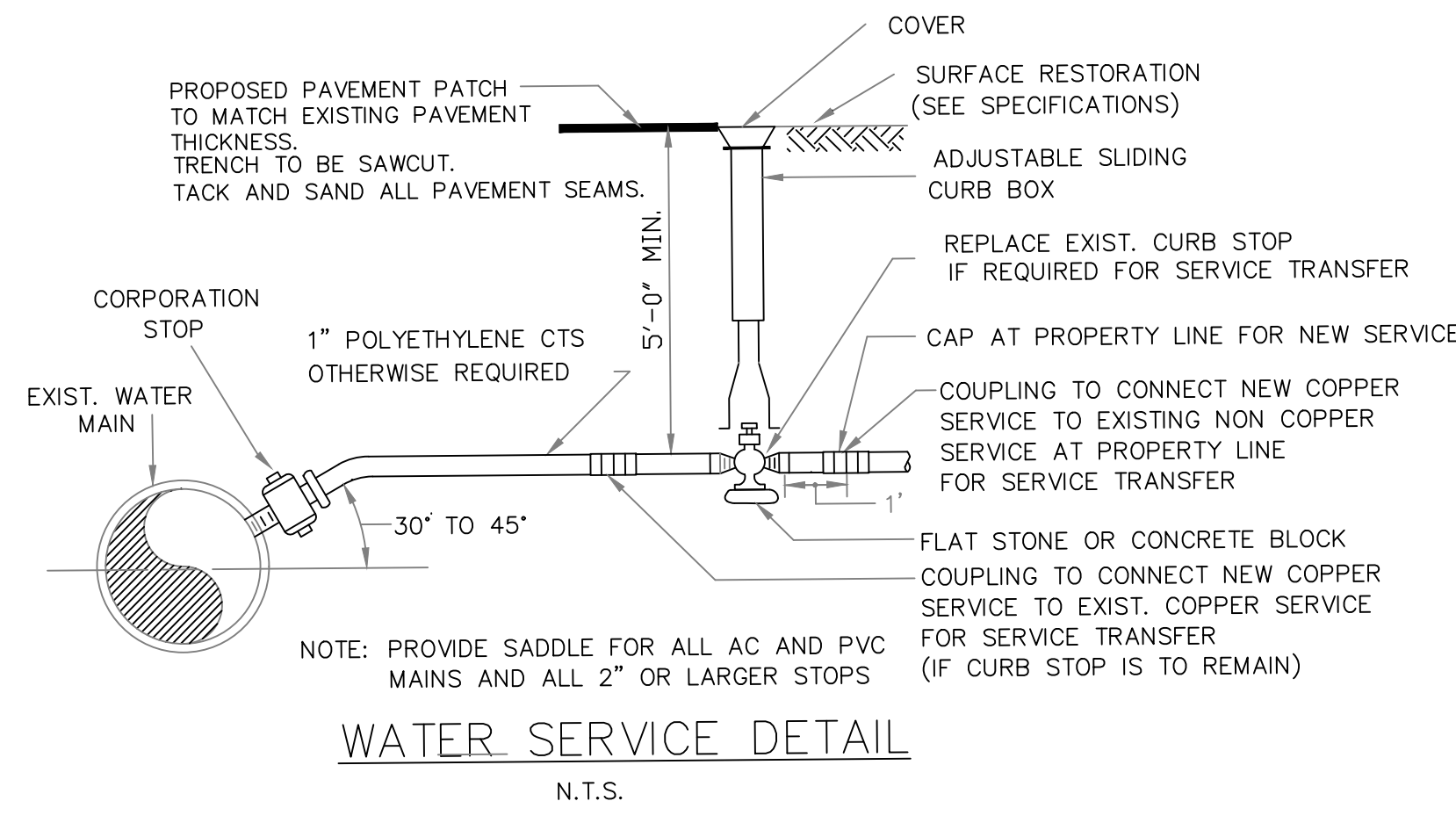
TRENCH WIDTH AND DEPTH TO BE IN ACCORDANCE WITH LOCAL SERVICE PROVIDERS REQUIREMENTS AS APPLICABLE.



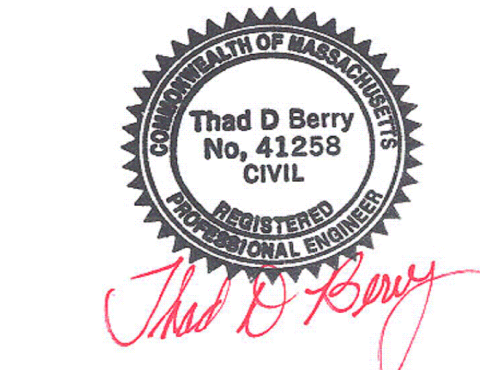
WATER MAIN/SERVICE TRENCH DETAIL N.T.S.



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



WATER SERVICE DETAIL N.T.S.



9/29/20
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

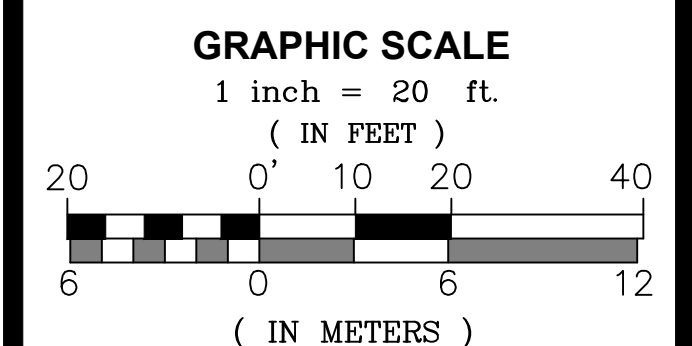
DEFINITIVE SUBDIVISION PLAN
494 NORTH STREET
LOCATED IN
GEORGETOWN MASSACHUSETTS
PREPARED FOR
OWNER ~ APPLICANT:
OAK VALLEY DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

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.

Professional Engineer Seal for William G. Holt, No. 39688, Civil, State of Massachusetts.
9/29/20
WILLIAM G. HOLT PLS #39688



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
9/29/20 PEER REV COMMENTS	WGH

SHEET No. **E5**

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

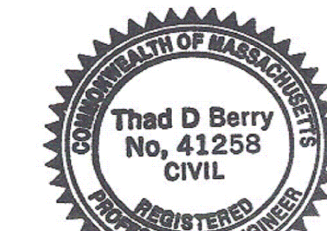
1. HAYBALES AND SILT FENCES: THE STAKED HAYBALES AND SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER AND UPGRADED OF THE BORDERING VEGETATED WETLANDS IN ACCORDANCE WITH THIS PLAN. THE SILTATION BARRIER WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. AN ADDITIONAL SUPPLY 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.
2. ALL STOCKPILING OF MATERIALS OR ANY OTHER EXPOSED MATERIALS, OPEN TO THE ELEMENTS SHALL BE STABILIZED.
3. 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.
4. 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.
5. 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:
 - A. TEMPORARY SEEDING
 - B. TEMPORARY MULCHING (STRAW)
 - C. PERMANENT SEEDING
 - D. PLACEMENT OF SOD
 - E. HYDROSEEDING
 - F. PLACEMENT OF HAY (WINTER MONTHS)
 - G. PLACEMENT OF JUTE NETTING (WINTER MONTHS)
6. 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.
7. DEBRIS AND LITTER REMOVAL: ALL DEBRIS AND LITTER SHALL BE REMOVED WHEN NECESSARY.
8. 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.
9. PLACE HAYBALES & CRUSHED STONE AROUND ALL CATCH BASINS DURING CONSTRUCTION.



ROOF RUNOFF
 RECHARGE CALCULATIONS:
 PROP. BUILDING FOOTPRINT AREA = 1640 S.F.
 RECHARGE VOL = $3.1'' \times 1/12 \times 1640 \text{ S.F.}$
 = 424 C.F.
 VOLUME OF CULTEC 100 CHAMBER=14.7 C.F./CHAMBER
 (PER MUNUFACT. SPECS.)
 VOLUME OF VOIDS IN STONE PER CHAMBER
 AROUND CHAMBERS = $((L \times W \times D) - \text{CHAMBER VOL}) \times 0.4$
 = $((7.5 \times 3.83' \times 2.00') - 14.7) \times 0.4$
 = $((57.45) - 14.7) \times 0.4$
 = $(42.75 \text{ C F}) \times 0.4 = 17.1 \text{ C F}$
 TOTAL AVAILABLE STORAGE VOLUME/ CHAMBER
 = $14.7 + 17.1 = 31.8 \text{ C.F.}$
 TOTAL STORAGE AVAILABLE ALL UNITS= $14 \times 31.8 = 445.2 \text{ C.F.}$
 FOR PROPOSED HOUSE ON LOT 24C.

ROOF RUNOFF
RECHARGE CALCULATIONS:
EXIST. BUILDING FOOTPRINT AREA = 2285 S.F.
RECHARGE VOL = $3.1" \times 1/12 \times 2285$ S.F.
= 590 C.F.

TOTAL STORAGE AVAILABLE ALL UNITS=20x31.8=636 C.F.
FOR EXISTING HOUSE ON LOT 24.

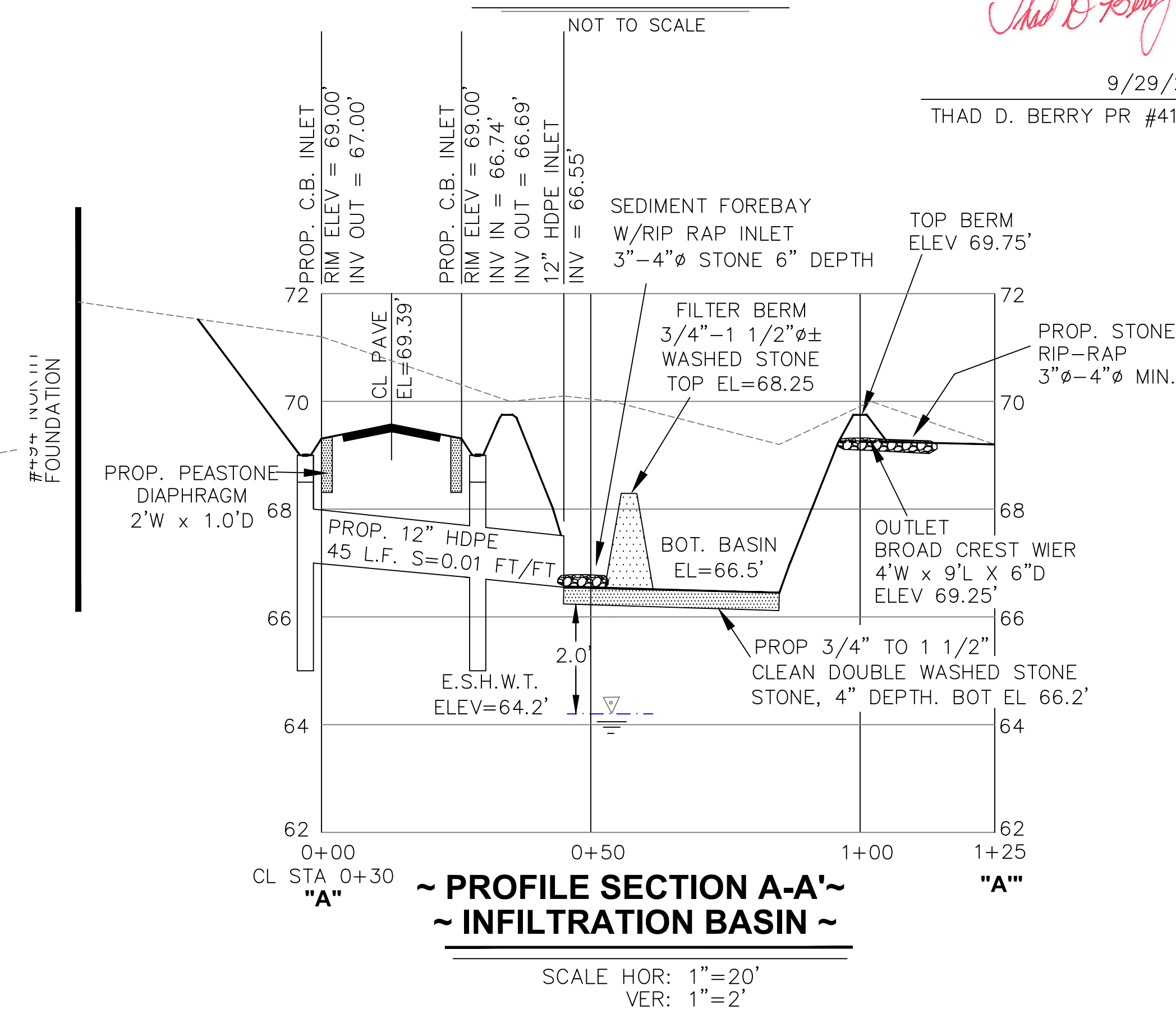


9/29/20
THAD D. BERRY PR #41258



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

A PRIVATE WAY ~ NOT TO SCALE



DATE: _____

FOR PLANNING BOARD USE ONLY

LOCATED IN

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



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

GEORGETOWN:MAP: 18
PARCEL: 24



GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)

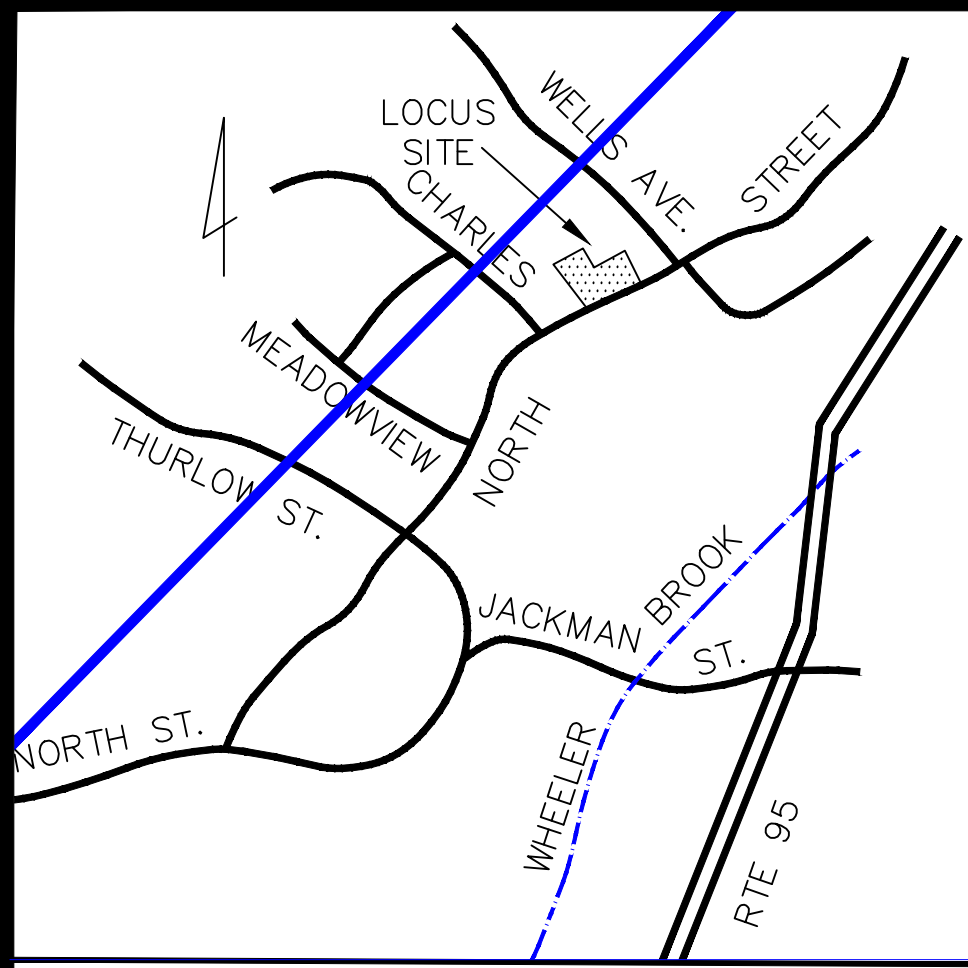
The graphic scale consists of two horizontal bars. The top bar is for feet, with a total length of 40 feet, divided into two 20-foot segments. The bottom bar is for meters, with a total length of 12 meters, divided into two 6-meter segments. The bars are color-coded: the first segment of each bar is black and white checkered, and the second segment is solid black.

20 0' 10 20 40
6 0 6 12
(IN METERS)

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
9/29/20 PEER REV COMMENTS	WGH
10/5/20 PEER REV VERBAL COM	WGH

SHEET No. **D6**



~ LOCUS ~
1"=1500'

EXIST C.BAS E
RIM=71.52'
12" CMP INV IN 67.70'
12" RCP INV OUT 67.01'

ST C. BAS F
RIM=71.80'
12" CMP INV OUT 67.80'

EXIST C.BAS D
RIM=69.03'
12" HDPE INV 66.70'
EXIST 12" RCP
38 L.F.
S=0.012 FT/FT

EXIST C.BAS C
RIM=68.89'
12" RCP INV IN 66.31'
12" HDPE INV IN 65.89'
12" RCP INV IN 66.64'
12" RCP INV OUT 66.57'

EXIST C.BAS B
RIM=67.84'
12" CMP INV IN 66.08'
12" CMP INV IN 65.92'
12" RCP INV OUT 65.84'

EXIST D.M.H. A
RIM=70.39'
12" RCP INV 66.10'
12" CMP INV 66.10'

EXIST 12" RCP/CMP
427 L.F. S=0.015 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

EXIST 12" CMP
63 L.F. S=0.0065 FT/FT

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

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 22
N/F DANIEL GRAVES
#485 NORTH ST.
BK 27392 PG 381

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

MAP 18 LOT 26
N/F THOMAS & KATHERINE
NOELK
#510 NORTH ST.
BK 26723 PG 489
PL BK 215 PL 91

MAP 18 LOT 27
N/F PETER & KRISTEN
NICHOLSON
#5 WELLS AVE.
BK 33588 PG 398
PL BK 215 PL 91
PL BK #821 OF 1950

MAP 18 LOT 28
N/F FRANCINE GOVOSTES
#1 WELLS CT
BK 31997 PG 436
PL BK 215 PL 91
PL BK 274 PL 7

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

MAP 18 LOT 30
N/F RICHARD & KIMBERLY
LACASSE
#487 NORTH ST.
BK 14942 PG 573
PL BK 210 PL 33

MAP 18 LOT 31
N/F SCOTT & LAURA
BACKMAN
#483 NORTH ST.
BK 20068 PG 93
PL BK 210 PL 33

MAP 18 LOT 32
N/F JANE M. HOLT
#483 NORTH ST.
BK 33378 PG 412
PL BK 210 PL 33

MAP 18 LOT 33
N/F LISA & ARCHANGELO
GIOIA
#507 NORTH ST.
BK 29642 PG 526
PL BK 86 PL 60

MAP 18 LOT 34
N/F PAUL & MARGARET
MESSELAAR
#481 NORTH ST.
BK 8844 PG 405
PL BK 210 PL 33

MAP 18 LOT 35
N/F JANE M. HOLT
#483 NORTH ST.
BK 33378 PG 412
PL BK 210 PL 33

MAP 18 LOT 36
N/F JANE M. HOLT
#483 NORTH ST.
BK 33378 PG 412
PL BK 210 PL 33

MAP 18 LOT 37
N/F JANE M. HOLT
#483 NORTH ST.
BK 33378 PG 412
PL BK 210 PL 33

255A-WINDSOR

Loamy Sand
HSG "A"

256A-DEERFIELD

Loamy Fine Sand
HSG "A"

257A-DEERFIELD

Loamy Fine Sand
HSG "A"

258A-DEERFIELD

Loamy Fine Sand
HSG "A"

259A-DEERFIELD

Loamy Fine Sand
HSG "A"

260A-DEERFIELD

Loamy Fine Sand
HSG "A"

261A-DEERFIELD

Loamy Fine Sand
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262A-DEERFIELD

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278A-DEERFIELD

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255A-WINDSOR

Loamy Sand
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256A-DEERFIELD

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255A-WINDSOR

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271A-DEERFIELD

Loamy Fine Sand
HSG "A"

272A-DEERFIELD

Loamy Fine Sand
HSG "A"

273A-DEERFIELD

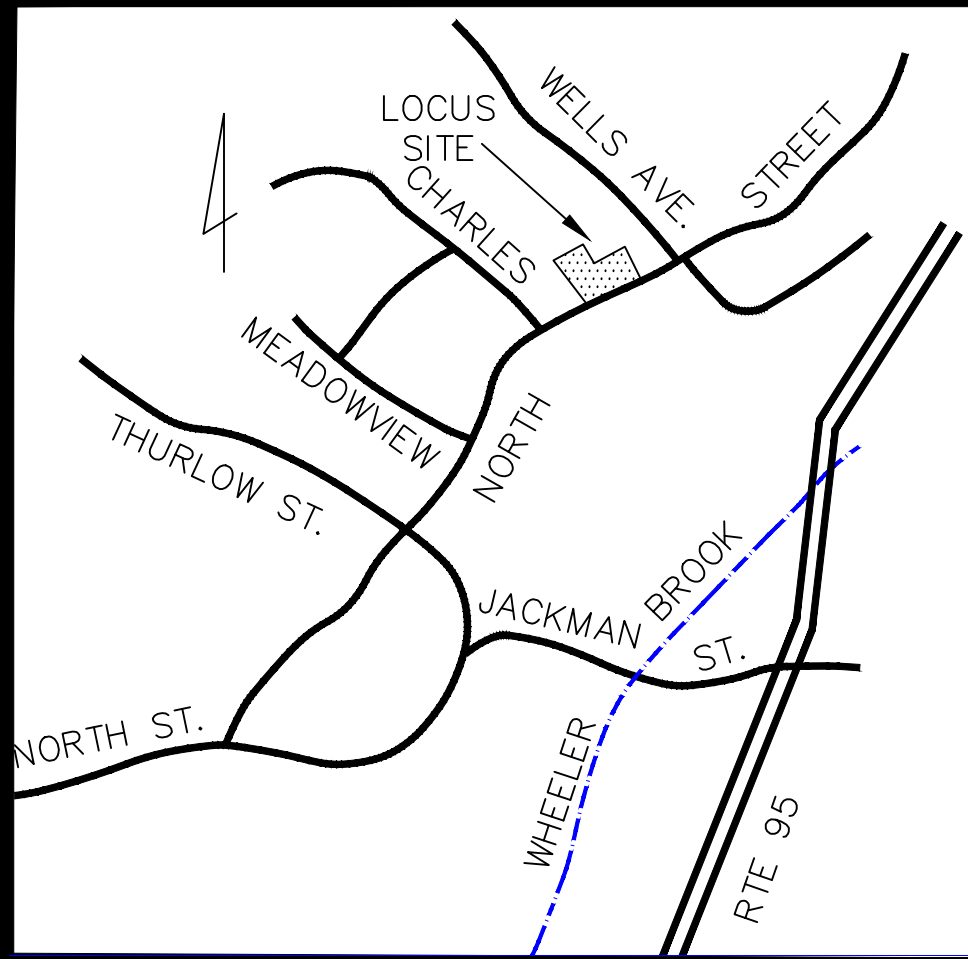
Loamy Fine Sand
HSG "A"

274A-DEERFIELD

Loamy Fine Sand
HSG "A"

275A-DEERFIELD

Lo



~ LOCUS ~
1"=1500'

EXIST C.BAS E
RIM=71.52'
12" CMP INV IN 67.70'
12" RCP INV OUT 67.01'

EXIST C.BAS F
RIM=71.80'
12" CMP 67.80'

EXIST C.BAS D
RIM=69.03'
12" HDPE 66.70'
EXIST 12" RCP
38 L.F.
S=0.012 FT/FT

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

EXIST C.BAS C
RIM=68.89'
12" RCP INV IN 66.31'
12" HDPE INV IN 65.89'
12" RCP INV IN 66.64'
12" RCP INV OUT 66.57"

EXIST D.M.H. A
RIM=70.39'
12" RCP INV 66.10'
12" CMP INV 66.10'

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

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

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

EXIST C.BAS B
RIM=67.84'
12" CMP INV IN 66.08'
12" CMP INV IN 65.92'
12" RCP INV OUT 65.84'

EXIST C.BAS A
RIM=68.24'
12" CMP INV =66.49'

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

MAP 18 LOT 33
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 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 ROGER & GWYN MERCALDI
#4 & #5 WELLS AVE.
BK 29251 PG 268
PL BK 154 PL 29

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

EXIST 12" CMP
139 L.F. S=0.0013 FT/FT

EXIST D.M.H. A
RIM=70.39'
12" RCP INV 66.10'
12" CMP INV 66.10'

PROPOSED
STORMWATER MITIGATION
INFILTRATION BASIN
W/SEDIMENT FOREBAY
POND 2A P

EXIST DRAIN
EASEMENT

EXIST DRAIN
OUTLET 12" CMP
INV = 59.38'

EXIST DMH
BURIED

PROP. 2" GRAVEL EACH
SIDE
PROP. ROOF
RUNOFF
DRYWELL
POND 2B1 P
EXIST C.BAS A
RIM=68.24'
12" CMP INV =66.49'

PROP. S.F.D. A
BEDROOM
SILL=73.5
INV OUT=70.5
PROP. GAR.
FL=71.0'
PROP. DRIVE
EXIST. BARN
POND 2F
POND 2G
POND 2H

PROP. PEASTONE
DIAPHRAGM
2'W x 1'0"D
SEE DETAIL
PROP. ROOF
RUNOFF
DRYWELL
POND 4B

POST-2B
23,615 S.F.
POST-2C
8,889 S.F.
POST-2D
6,889 S.F.
POST-2E
3,692 S.F.
POST-2F
ROOF 367 S.F.
Tc=6 MIN.
POST-4B
ROOF 1050 S.F.
Tc=6 MIN.
POST-2G
ROOF 342 S.F.
Tc=6 MIN.

POST-2
TOTAL = 56,123

POST-3
73,409
HL=422 LF

POST-4
TOTAL 72,260
POST-4B
71,210 S.F.
H.L.=482 LF

LEGEND:
W WATER —W—W—
WG WATER GATE —WG—
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.P.—
HYD. HYDRANT —HYD.—
-----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

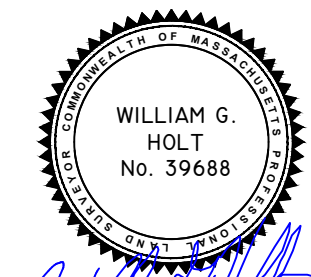
LOCATED IN
GEORGETOWN
MASSACHUSETTS
PREPARED FOR
OWNER ~ APPLICANT:
OAK VALLEY
DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

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 PLS #39688
9/29/20



THAD D. BERRY PE #41258
9/29/20

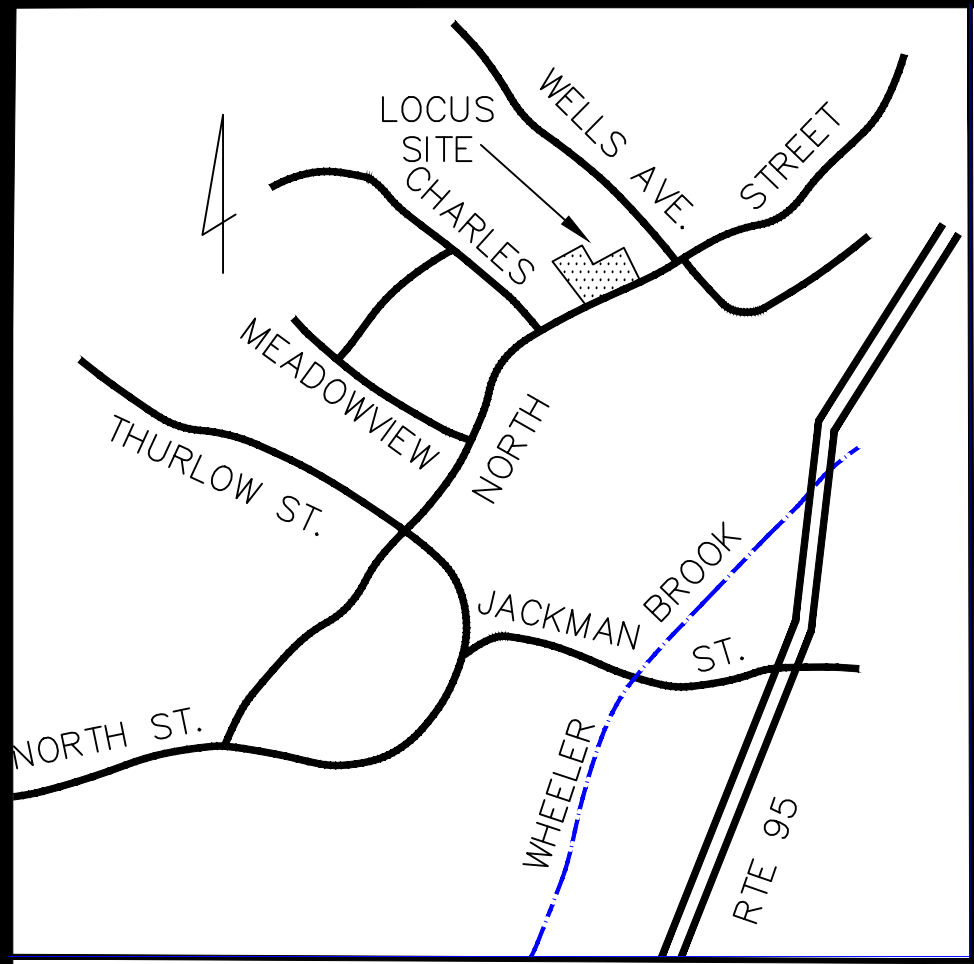
GRAPHIC SCALE
1 inch = 40 ft.
(IN FEET)
0' 20' 40' 80'
(IN METERS)
12 0 12 24

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
9/29/20 PEER REV COMMENTS WGH

SHEET No. WS 7B



~ 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 LOT 24.

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

404.74'

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

295.00'

MAP 18 LOT 24B
N/F MICHAEL & JENNIFER NOON
#2 WELLS AVE.
BK 33984 PG 285
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 33
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 20
N/F BRUCE & CYNTHIA HOWLETT
#3 CHARLES ST.
BK 36315 PG 549
PL BK 95 PL 45

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

LOT "24C"
40,007 S.F.
<<TF=177.65'>>

LOT "24"
40,004 S.F.
<<TF=198.12'>>

EXIST. GARAGE

228.
EXIST. FAMILY
849.
342.
#494
23.94±
28.44±
69.18±
144.26'

NORTH

(PUBLIC)

(VARIABLE WIDTH)

STREET

EDGE OF PAVE

NOYES RD.

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'

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—
U.P. UTILITY POLE —
HYD. HYDRANT —
-----EXIST CONTOUR-----99-----
B.V.W. RESOURCE AREA



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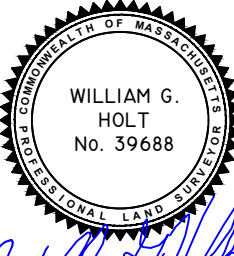
PREPARED BY
WGH LAND SURVEY
& DESIGN

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.



9/29/20
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 OF LOTS
LOT FRONTAGE COMPLIANCE
494 NORTH ST LOT 24 & 24C

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
9/29/20 PEER REV COMMENTS WGH

SHEET No. 3A