

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)

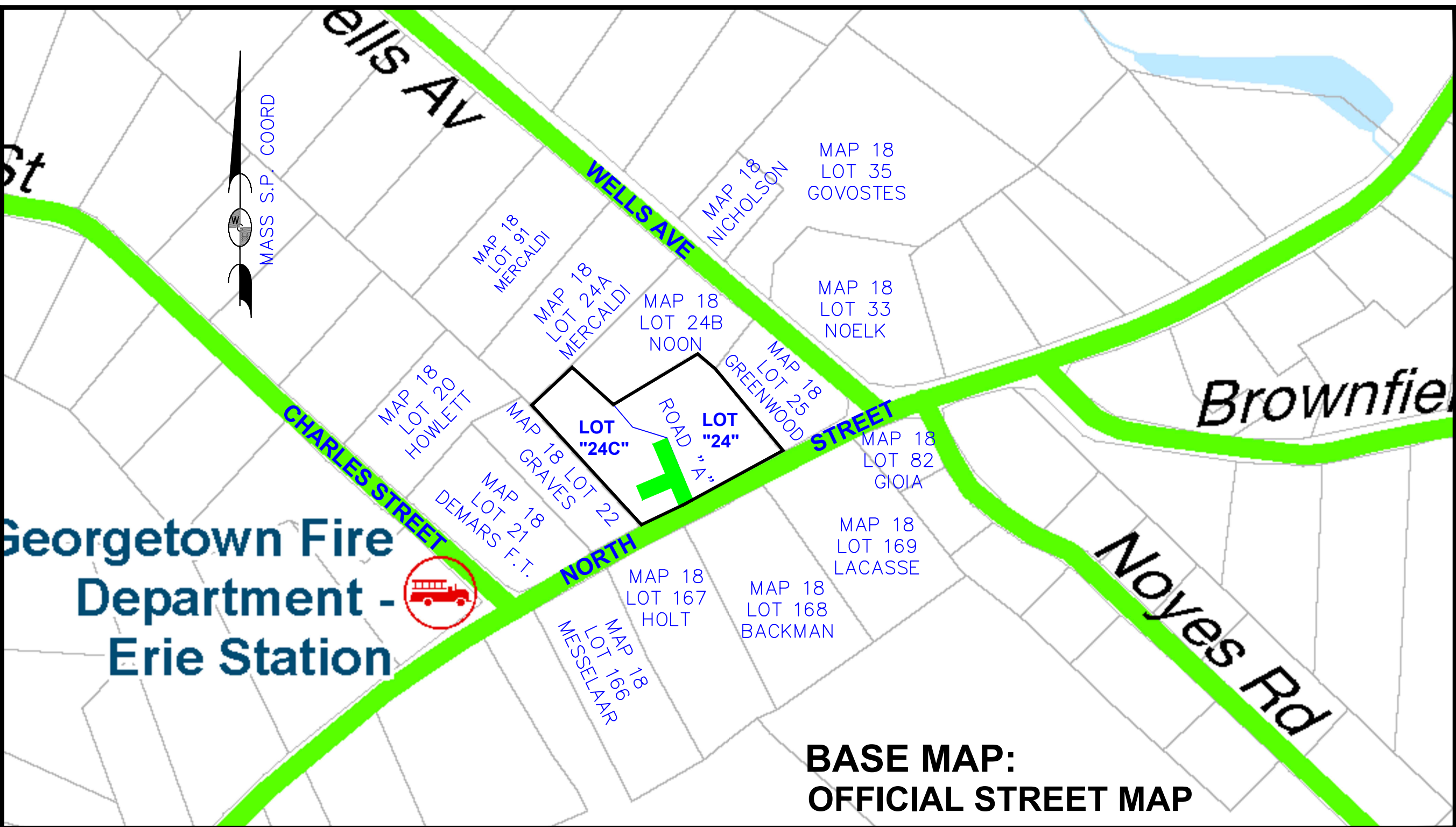
PRELIMINARY PLAN FILED: 2/3/2020
PRELIMINARY HEARING HELD: 2/3/2020
PRELIMINARY PLAN APPROVAL: 4/8/2020
DEFINITIVE PLAN FILED: 6/10/2020
DEFINITIVE HEARING DATE: _____
DEFINITIVE PLAN APPROVAL: _____
FINAL PLAN FILED: _____
PLAN ENDORSED: _____

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

APPROVED: _____
SUBJECT TO COVENANT, CONDITIONS SET FORTH
IN A COVENANT EXECUTED BY: _____
DATED: _____
AND TO BE RECORDED HERewith.



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:

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

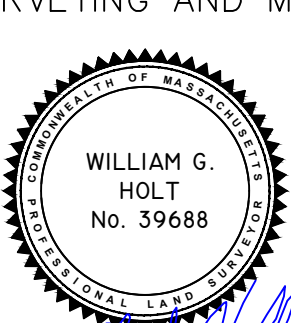
MAP No. 18

BLOCK No. -

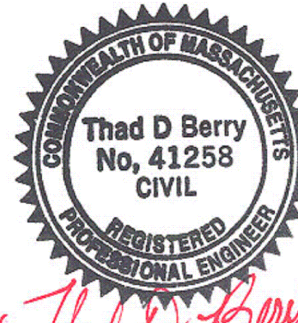
LOT No. 24

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.



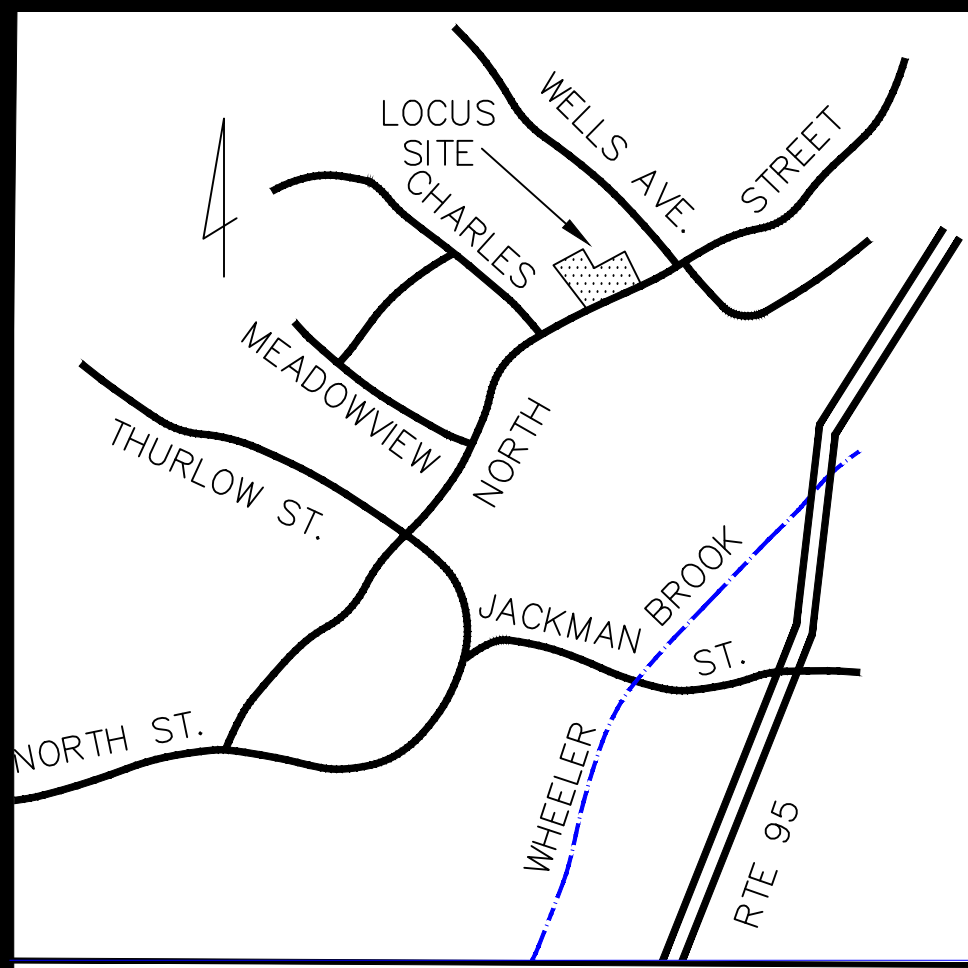
6/8/2020
WILLIAM G. HOLT, PLS DATE



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

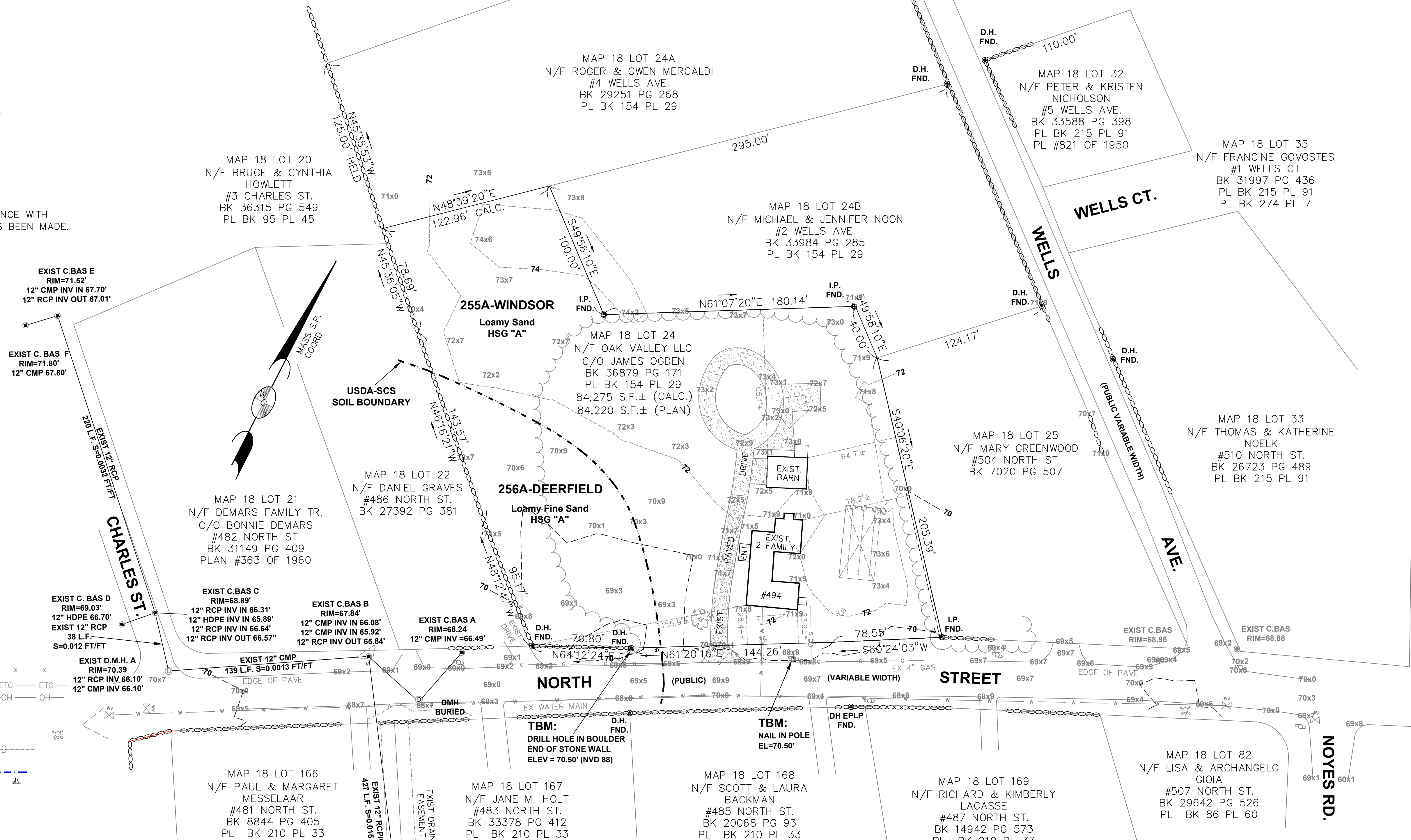


~ LOCUS ~
1"=1500'

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.

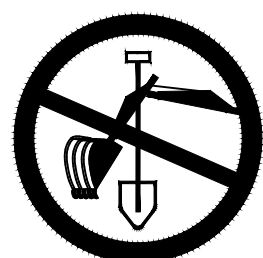
- GENERAL NOTES:
- 1 - ACTUAL FACILITY LOCATIONS TO BE DETERMINED TO ANY CONSTRUCTION. DIG SAFE MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. 1-800-322-4844
 - 2 - THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. 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 LOT 24.

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



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 —OH— OH—
HYD. HYDRANT —OH— OH—
---EXIST CONTOUR---99---
B.V.W. RESOURCE AREA



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

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
8/19/2020
WILLIAM G. HOLT PLS #39688

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

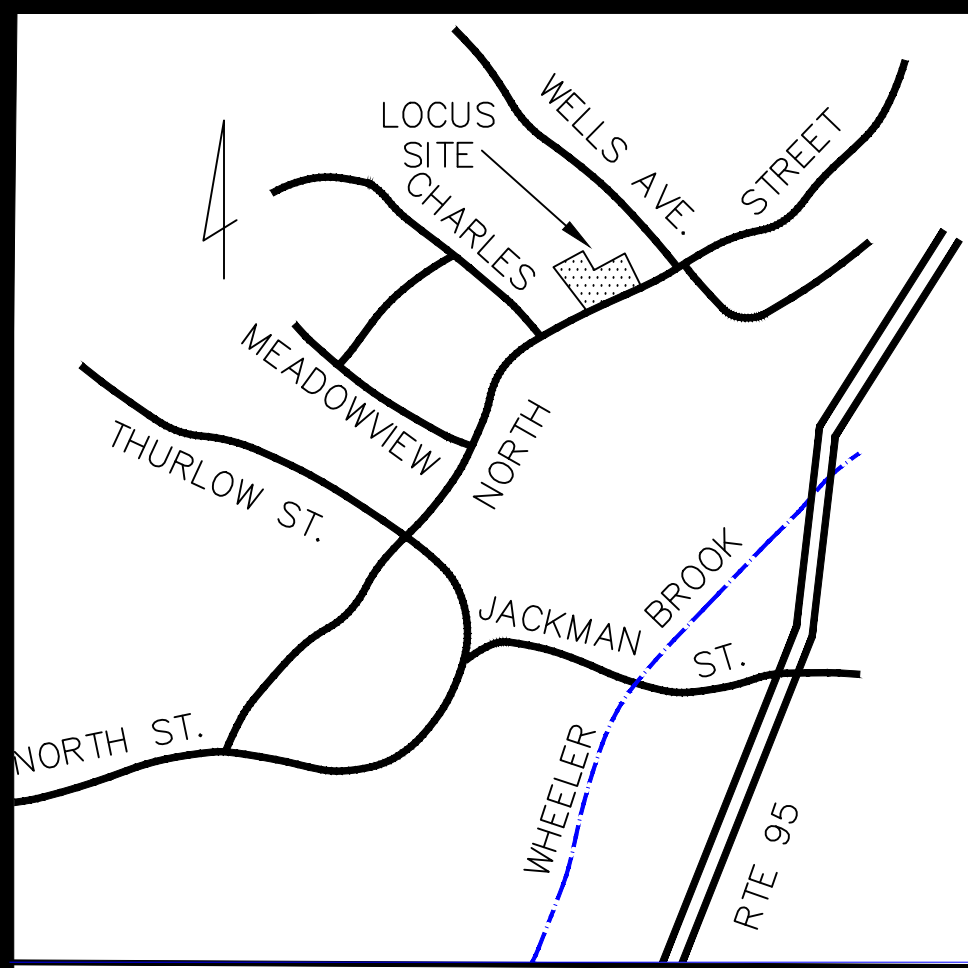
SHEET TITLE:
PERIMETER BOUNDARY &
EXISTING CONDITIONS
494 NORTH STREET ROAD "A"

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

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 ~

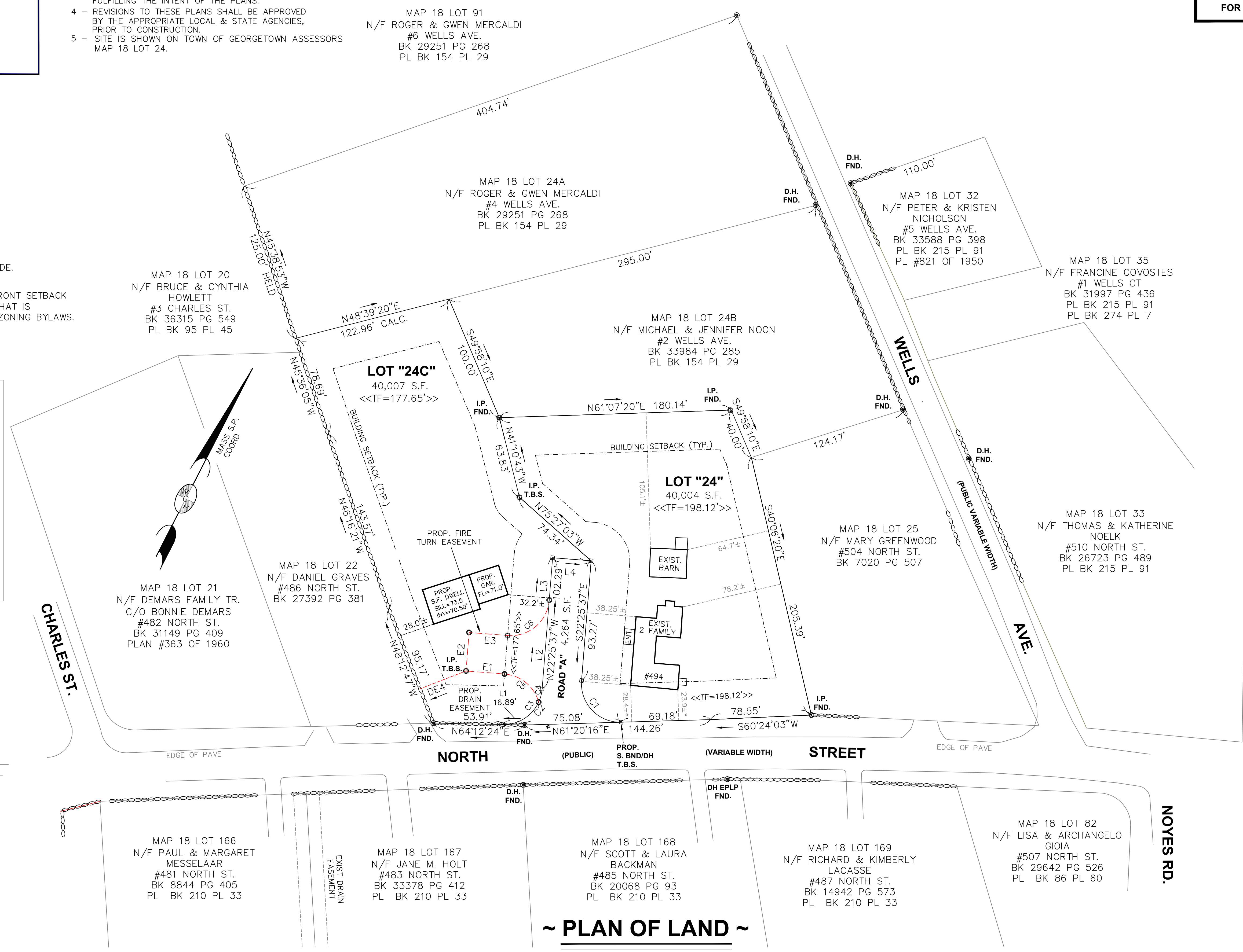
L1 N64°12'24"E 16.89'	E1 S67°34'23"W 30.00'
L2 N22°25'37"W 69.29'	E2 N22°25'37"W 30.00'
L3 N22°25'37"W 33.00'	E3 N67°34'23"E 30.00'
L4 N67°34'23"E 30.00'	C1 R=30.00' L=50.39'
L5 N22°24'37"W 27.00'	C2 R=30.00' L=45.36'
L6 N67°34'23"E 22.95'	C3 R=30.00' L=34.79'
L7 N67°34'23"E 30.00'	C4 R=30.00' L=10.57'
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— 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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 - 5 - SITE IS SHOWN ON TOWN OF GEORGETOWN ASSESSORS MAP 18 LOT 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

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

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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
8/19/2020
WILLIAM G. HOLT PLS #39688

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

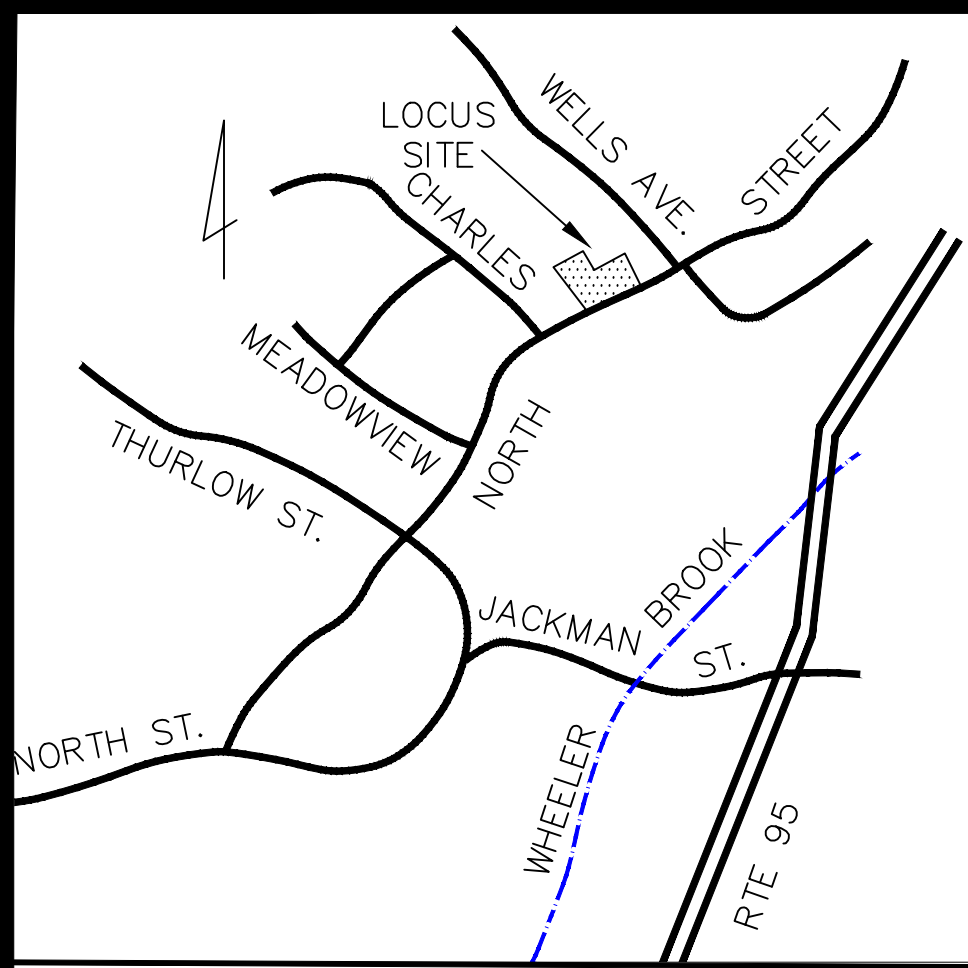
SHEET TITLE:
PLAN OF LOTS
AND PROPOSED R.O.W.
494 NORTH STREET ROAD "A"

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

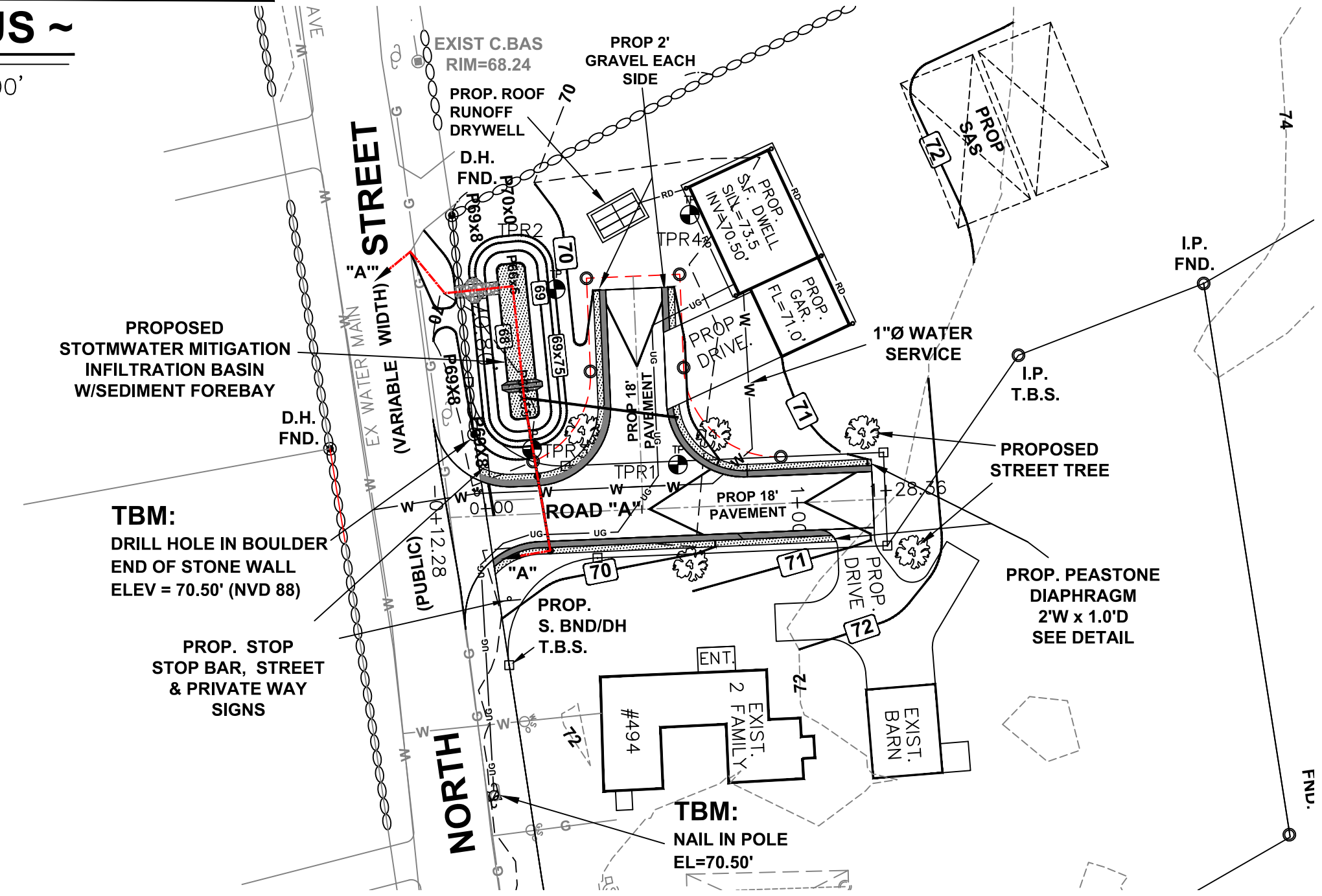
REVISION :	BY

SHEET No. S3



~ LOCUS ~
1"=1500'

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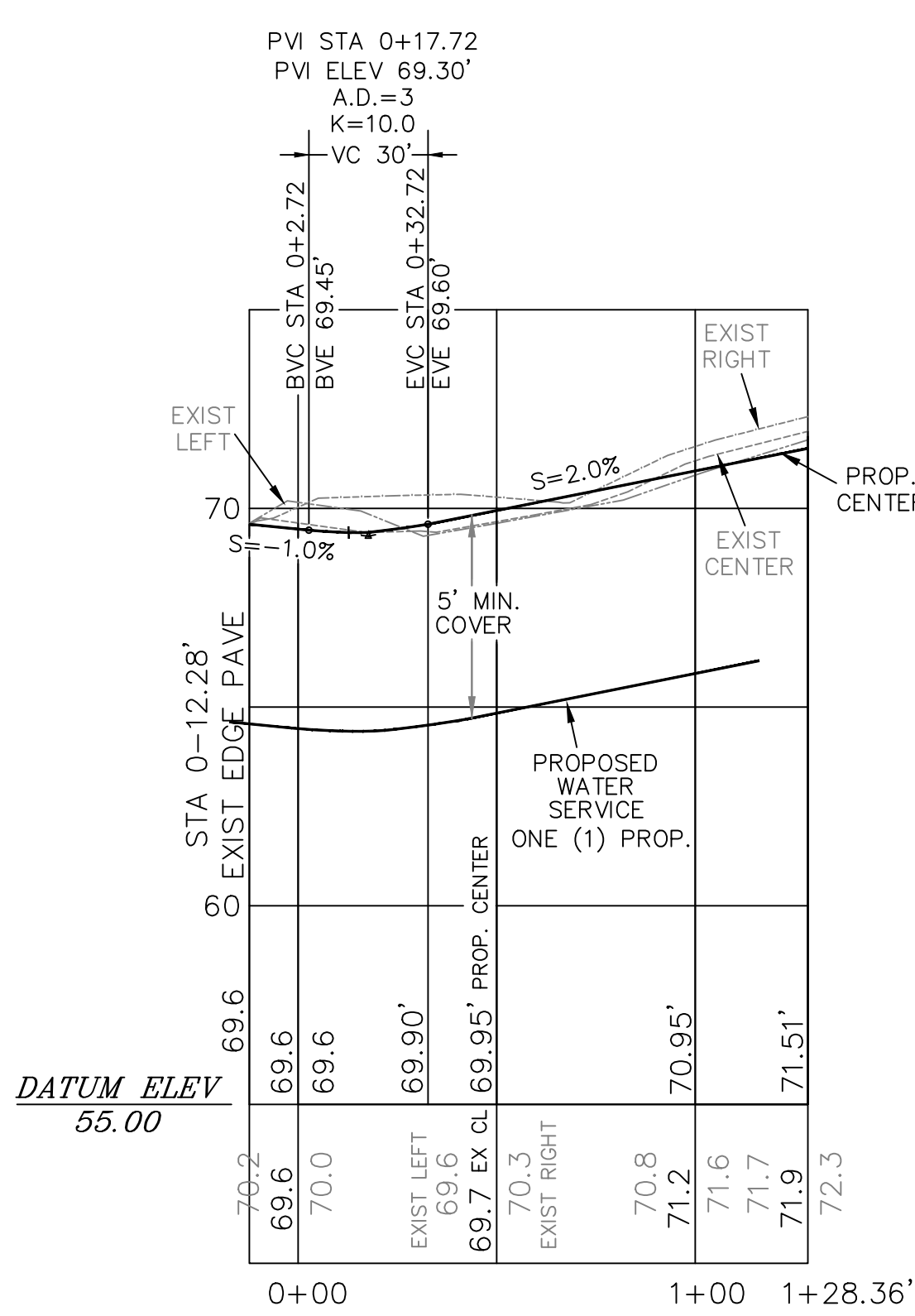
~ ROAD "A" PLAN ~
1" = 40'

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

- LEGEND:
- PROPOSED:
- W WATER —W—W—
 - WG WATER GATE
 - 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
 - HYD. HYDRANT
 - PROP. CONTOUR ---99

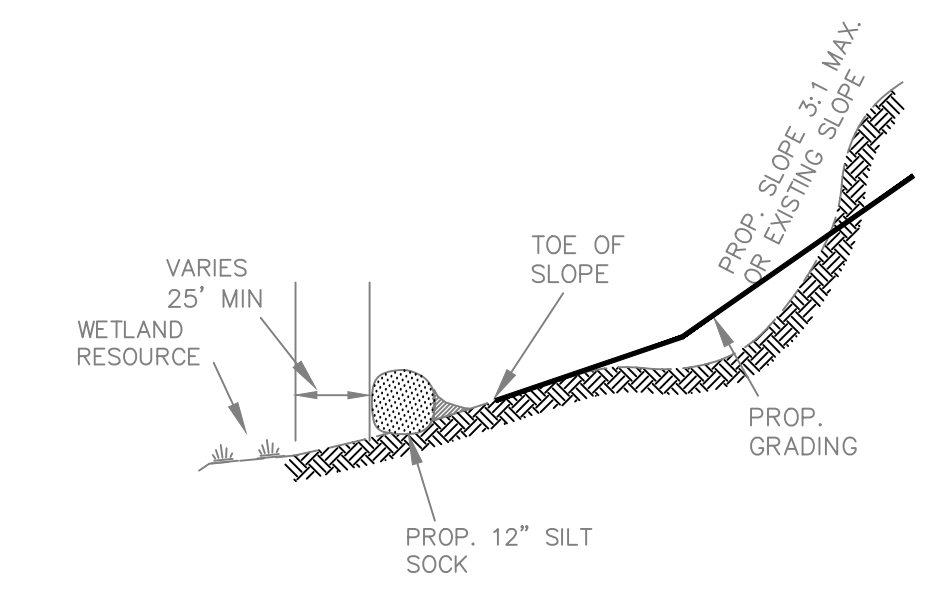


~ ROAD "A" PROFILE ~
HOR: 1"=40' VERT: 1"=4'

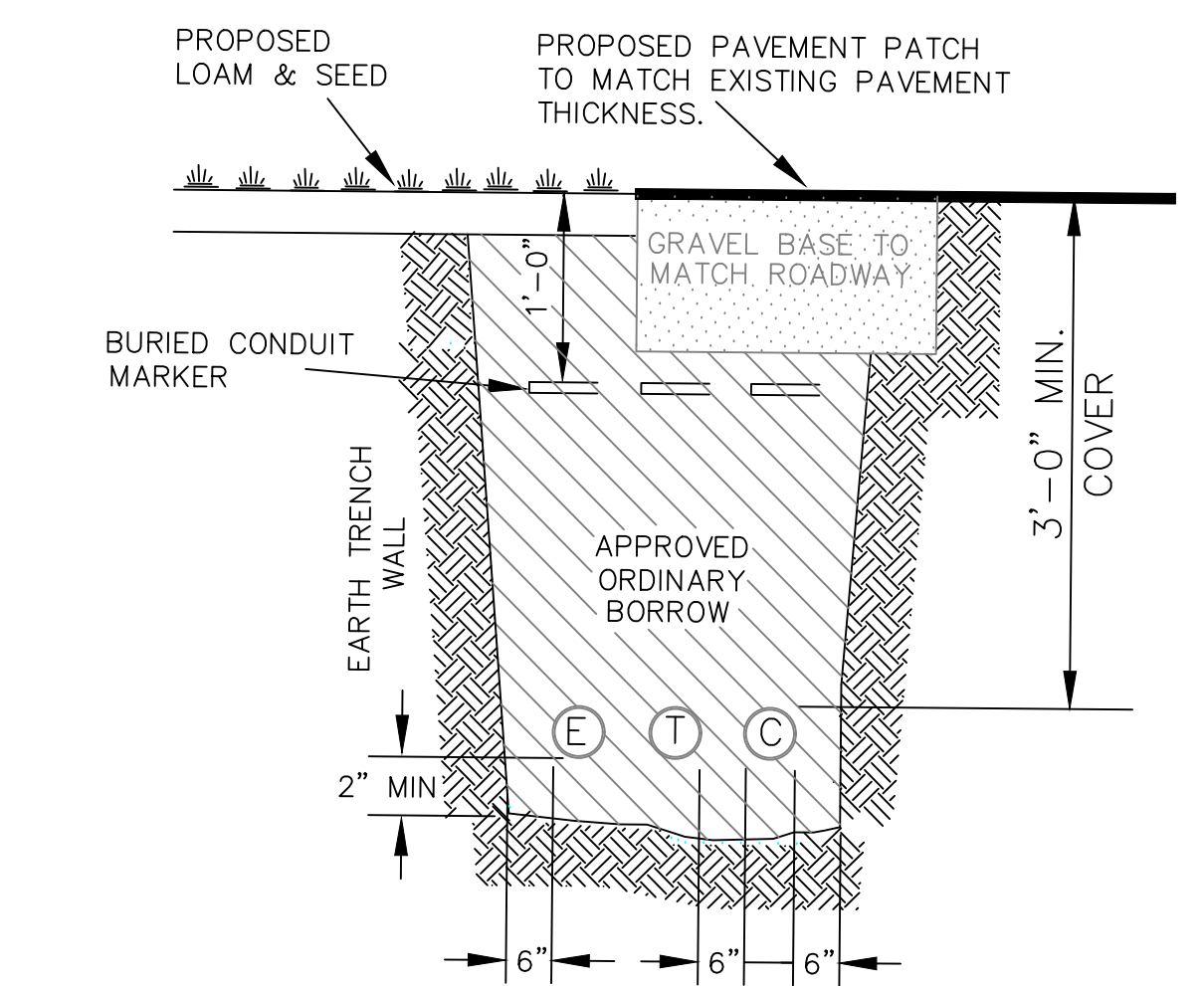
SOIL TEST LOG:

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

TEST PIT # R-1	TEST PIT # R-2	TEST PIT # R-3	TEST PIT # R-4
ELEV = 69.7	ELEV = 69.1	ELEV = 69.5	ELEV = 69.8
13" Ap F.S.L. 101R 3/3	13" Ap F.S.L. 101R 3/3	13" Ap F.S.L. 101R 3/3	12" Ap F.S.L. 101R 3/3
28" Bw F.S.L. 101R 4/6	28" Bw F.S.L. 101R 4/6	28" Bw F.S.L. 101R 4/6	29" Bw F.S.L. 101R 4/6
80" C1 F-M. SAND 2.5Y 6/4	79" 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 6/4	120" C2 F. SAND 2.5Y 6/4	128" C2 L. SAND 2.5Y 6/4	140" C2 L. SAND 2.5Y 6/4
WATER TABLE 66" ESTIMATED EL=64.2' 104" WEEPING 112" STANDING	WATER TABLE 59" ESTIMATED EL=64.2' 108" WEEPING 118" STANDING	WATER TABLE 65" ESTIMATED EL=64.1' 109" WEEPING 124" STANDING	WATER TABLE 67" ESTIMATED EL=64.1' 111" WEEPING 128" STANDING

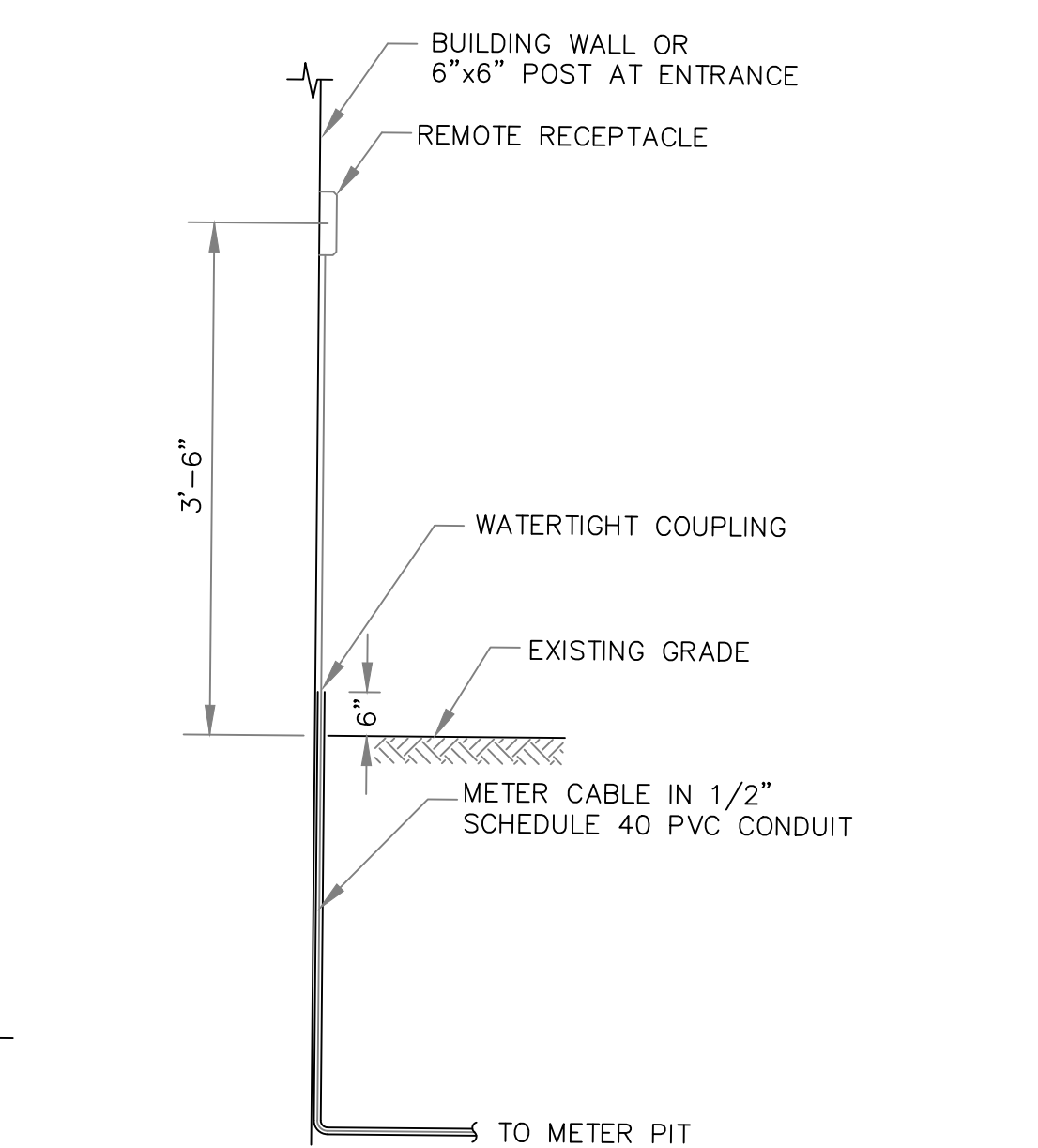


PROP. SILT SOCK
DETAIL "c"
N.T.S.



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.



8/22/2020
THAD D. BERRY PR #41258

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

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

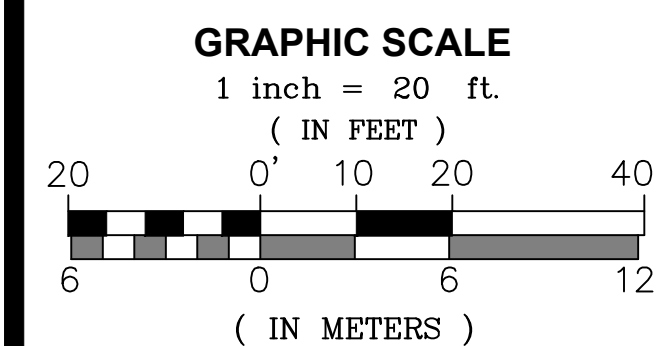
**DEFINITIVE
SUBDIVISION PLAN**
494 NORTH STREET
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
**32 THURLOW STREET
GEORGETOWN, MA 01833**

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 seal of William G. Holt, No. 39688, Registered Professional Engineer, State of Massachusetts.
8/22/2020
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

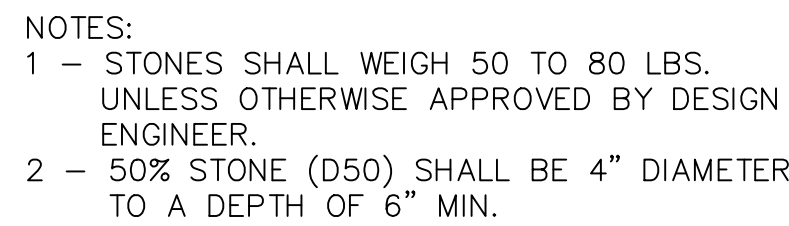
SHEET No. **E5**

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

- HAYBALES AND SILT FENCES: THE STAKED HAYBALES AND SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER AND UPGRADEMENT 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 AND 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.



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.

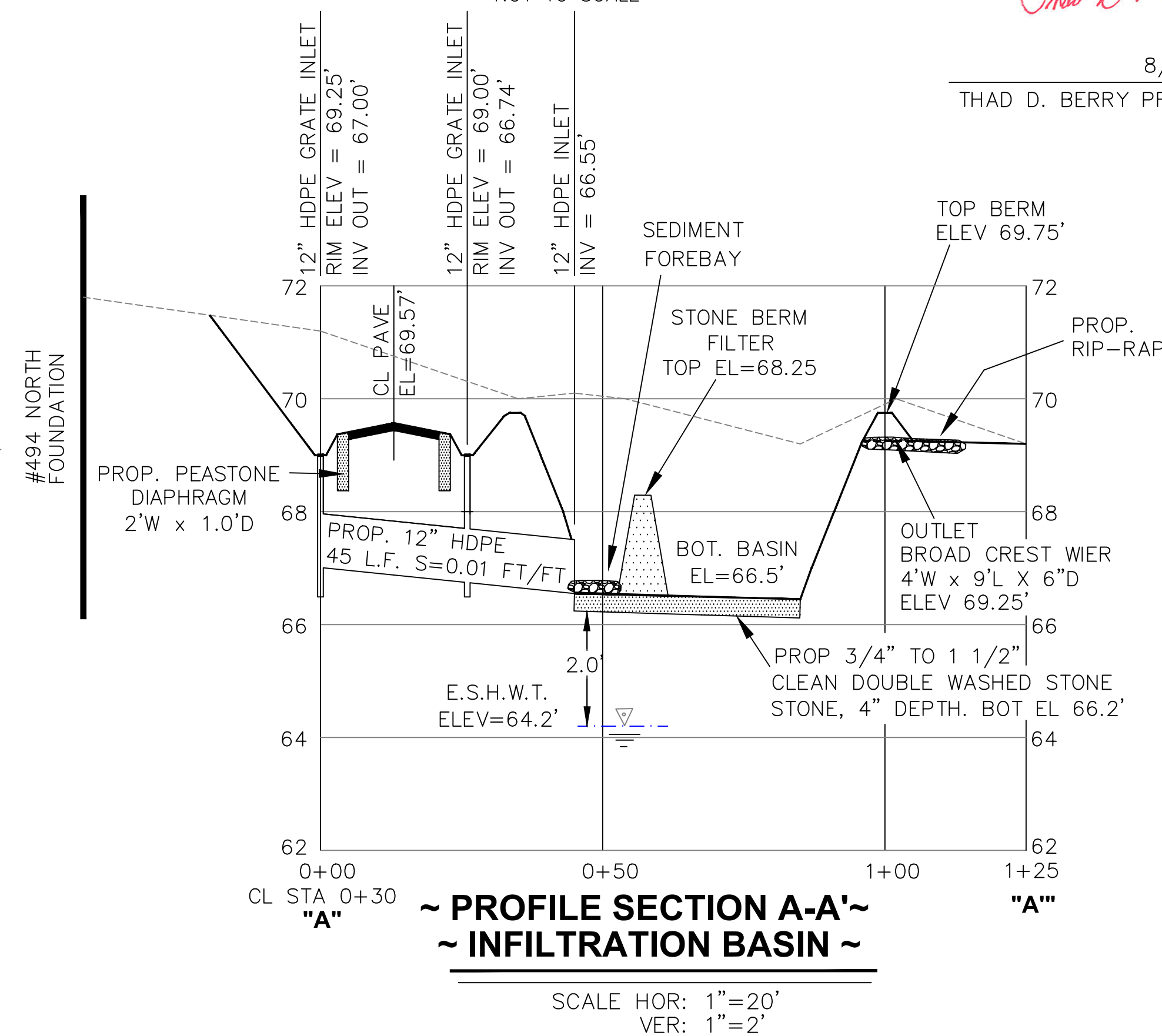


8/22/2020
THAD D. BERRY PR #41258



TYPICAL ROADWAY CROSS-SECTION
ROAD "A" A COURT

A PRIVATE WAY ~ NOT TO SCALE



DATE: _____

FOR REGISTRY USE ONLY

FOR PLANNING BOARD USE ONLY

LOCATED IN

**PREPARED FOR
OWNER ~ APPLICANT:**

PREPARED BY

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

GRAPHIC SCALE

$$1 \text{ inch} = 20 \text{ ft.}$$

SHEET TITLE:

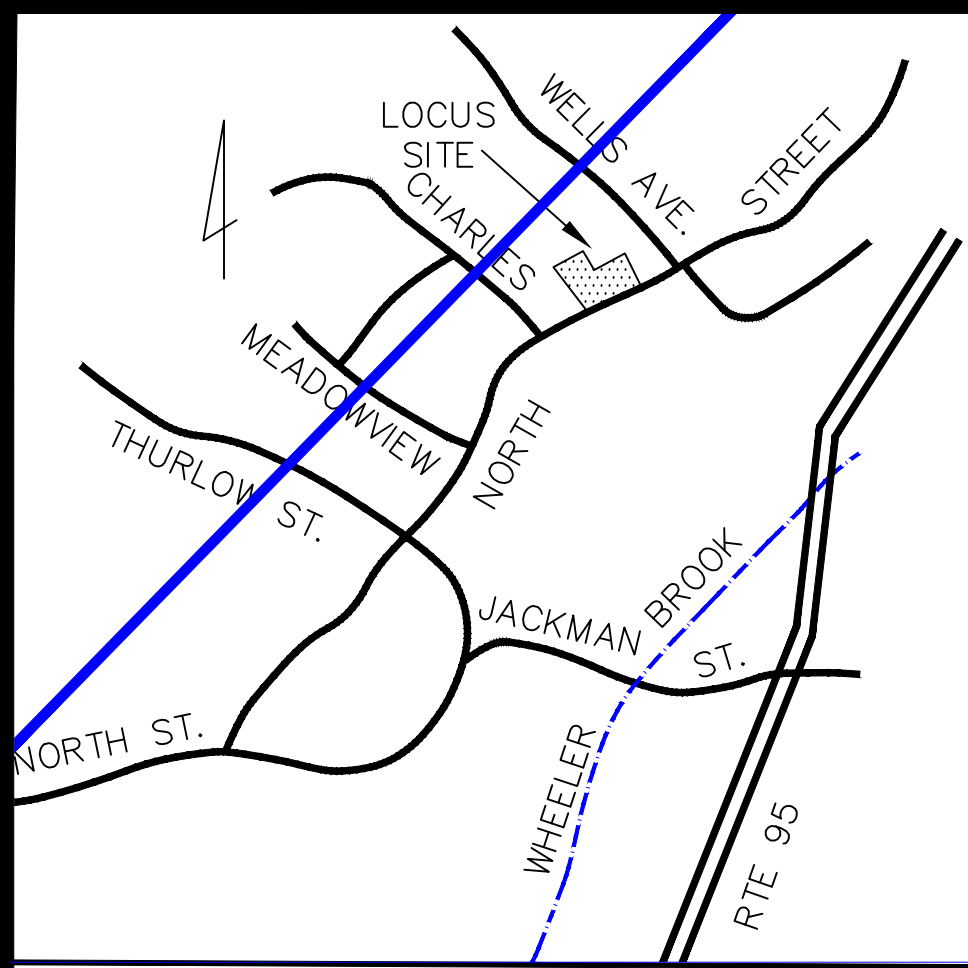
CONSTRUCTION DETAILS AND NOTES

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

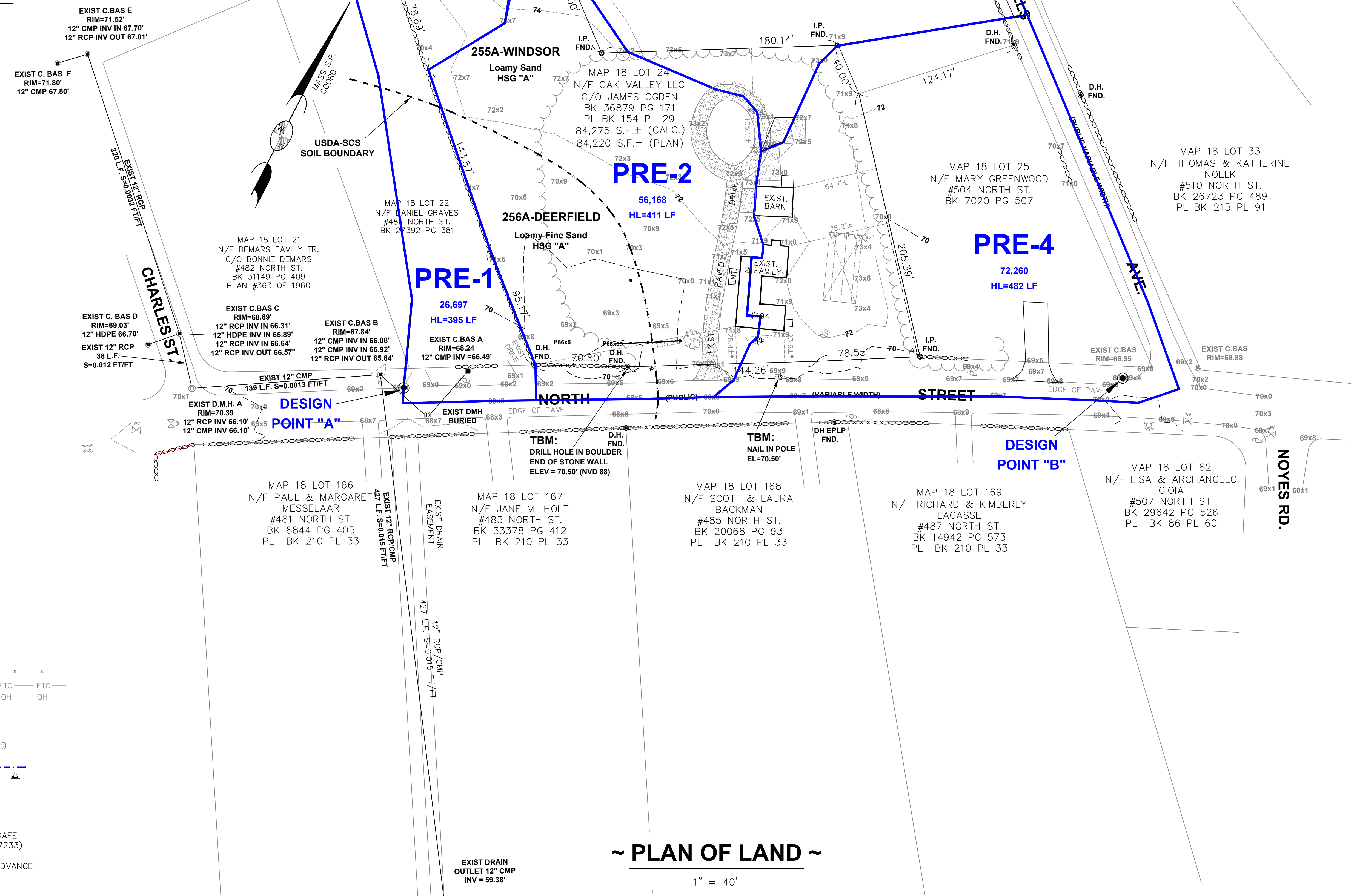
LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION :	BY

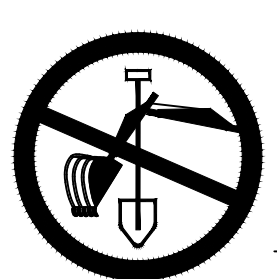
SHEET No. **D6**



~ LOCUS ~
1"=1500'



- LEGEND:**
- W WATER —W—W—
 - WG WATER GATE —WG—WG—
 - 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 —U.P.—
 - HYD. HYDRANT —HYD.—
 - EXIST CONTOUR-----99-----

 **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:

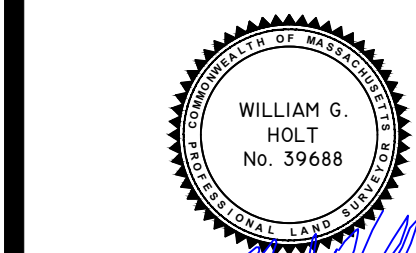
FOR REGISTRY USE ONLY

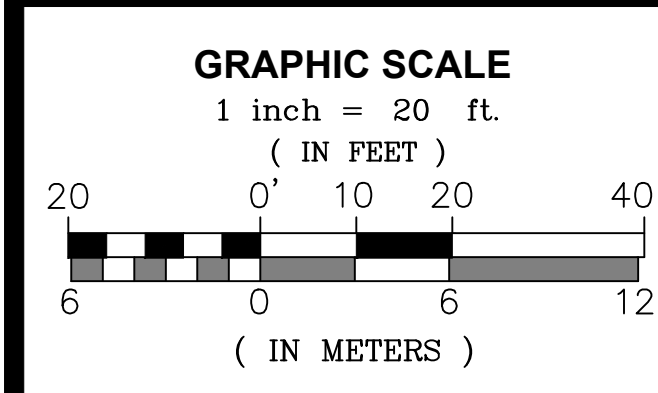
**PRELIMINARY
SUBDIVISION PLAN
494 NORTH STREET**
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833**

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.


8/22/20
WILLIAM G. HOLT PLS #39688



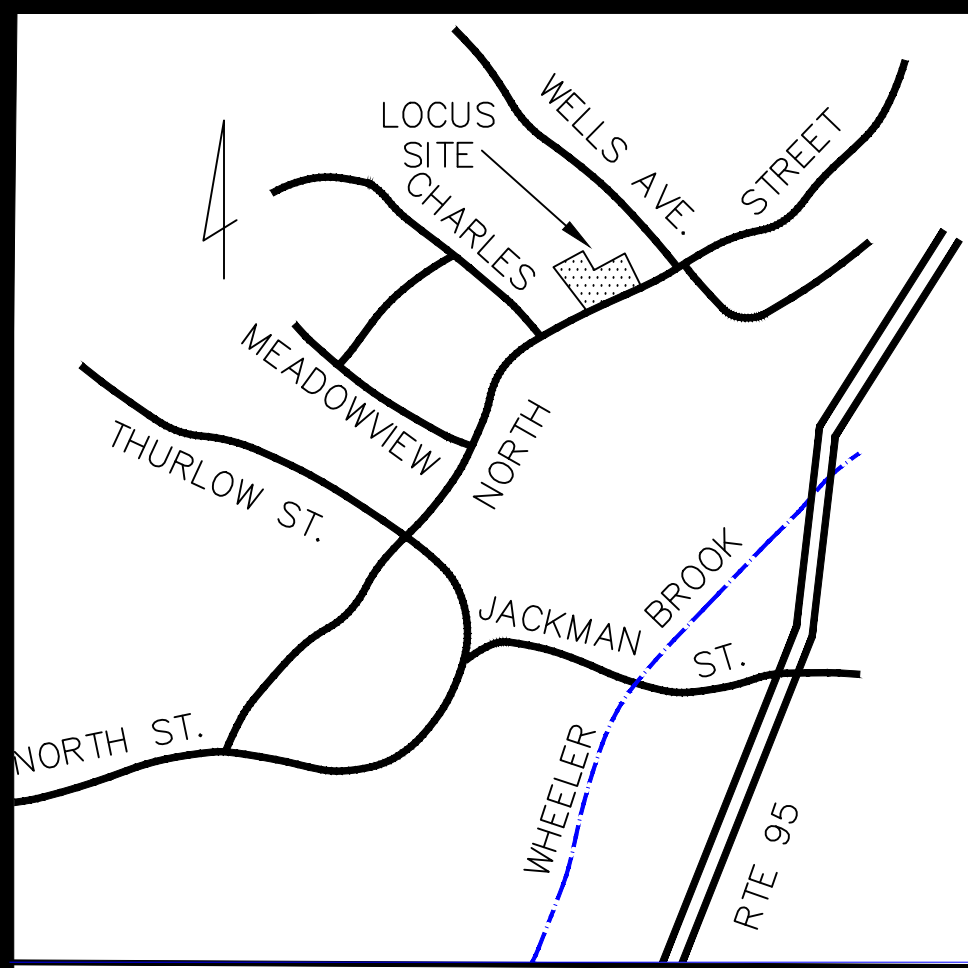
SHEET TITLE:
**EXISTING WATERSHED PLAN
PRE-DEVELOPMENT
494 NORTH STREET ROAD "A"**

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

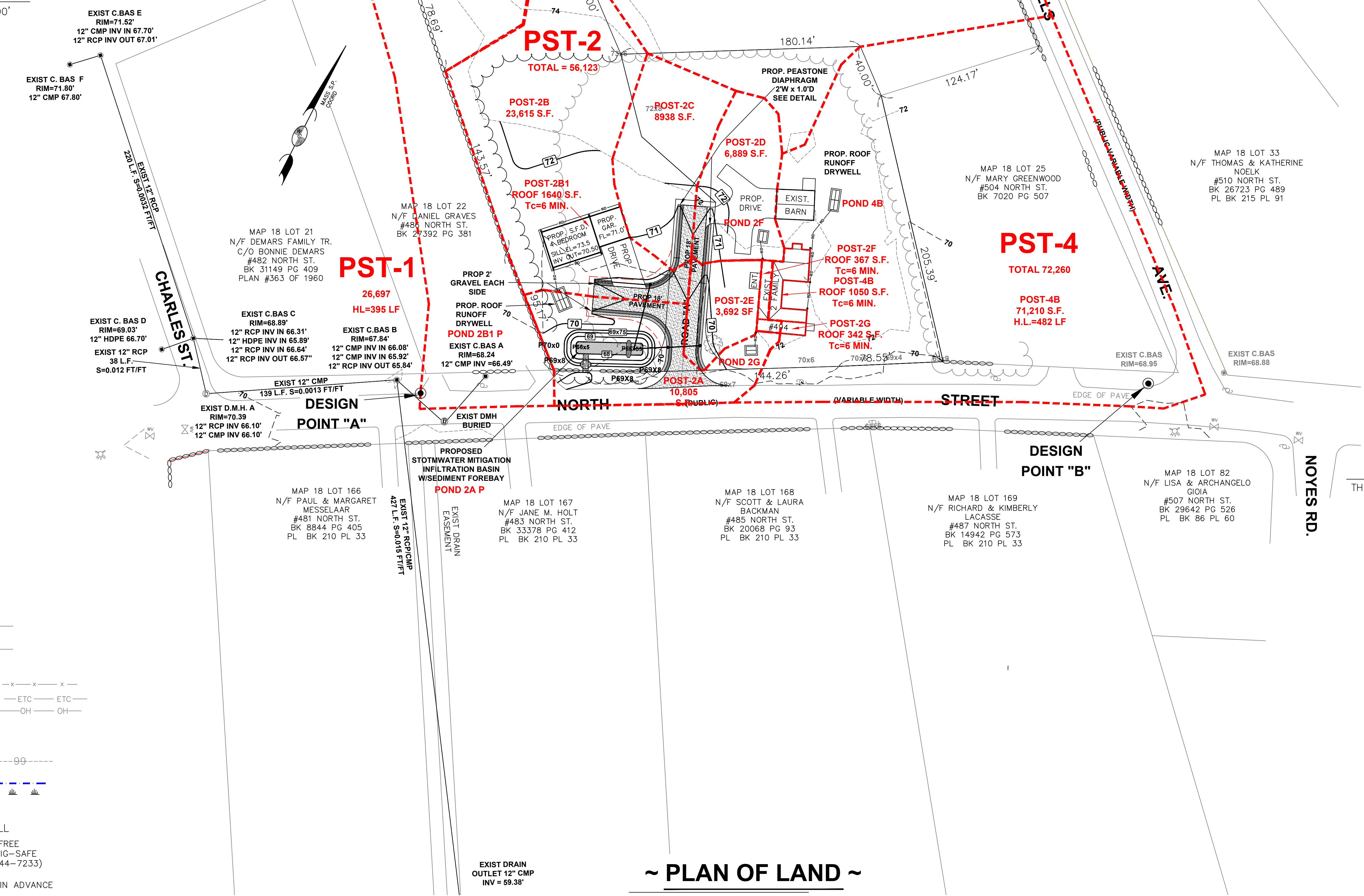
LOCUS DEED: BK 36879 PG 171
PLANS: AND BK 7020 PG 507

REVISION :	BY

SHEET No. **WS-7A**



~ LOCUS ~
1"=1500'



LEGEND:

W WATER —W—W—
WG WATER GATE —WG—WG—
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 —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

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

DATE:

FOR REGISTRY USE ONLY FOR PLANNING BOARD USE ONLY

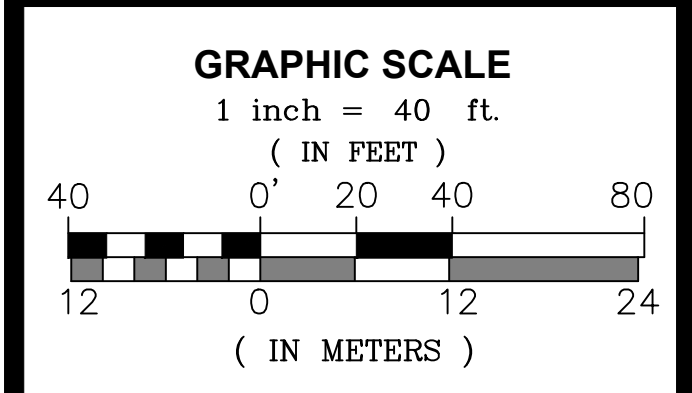
**PRELIMINARY
SUBDIVISION PLAN
494 NORTH STREET**
LOCATED IN
**GEORGETOWN
MASSACHUSETTS**
PREPARED FOR
OWNER ~ APPLICANT:
**OAK VALLEY
DEVELOPMENT LLC**
c/o JAMES OGDEN
32 THURLOW STREET
GEORGETOWN, MA 01833

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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.

THAD D. BERRY
No. 41258
CIVIL
8/22/2020
WILLIAM G. HOLT
No. 59688
8/22/2020
WILLIAM G. HOLT PLS #39688



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**