

# SITE PLAN REVIEW & NOTICE OF INTENT PLANS

38847-266 (5PIS)

SO. ESSEX #300 BK. 38847 Pg. 266  
06/21/2020 12:48 P.M. Pg. 1/5

# 300  
8/21/2020  
38847-266  
FOR REGISTRY USE ONLY (SPS)

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

DATE: 03/31/19

# ASB

design group, LLC

civil engineering  
traffic engineering  
architecture  
landscape design & construction

363 boston street, route 1  
toppsfield, ma 01983

GEORGETOWN, MA  
PLANNING BOARD  
SITE PLAN REVIEW

DATE: 03/31/19

DATE: 03/31/19

project title:

51 WEST MAIN STREET  
GEORGETOWN, MA

prepared for applicant:

TRIPLE QUALITY DEVELOPMENT LLC  
342 LINEBROOK ROAD  
IPSWICH, MA 01938

parcel identification:

map: 11A

block: N.A.

parcel: N.A.

lot: 32

revisions

no.	date	description
0	3/31/19	ISSUED FOR REVIEW
1	8/17/19	REVIEW COMMENTS
2	9/16/19	CON. COM. NOTES
3	10/2/19	REVIEW COMMENTS
4	11/6/19	REVIEW COMMENTS
5	12/22/19	REVIEW COMMENTS
6	1/12/20	REVIEW COMMENTS

plan submission

SITE PLAN REVIEW &  
NOTICE OF INTENT

date: 3.31.2019

scale: AS NOTED

job no: 2017-24 / 3467

DEP no: T.B.D.



drawing name

COVER SHEET:  
INDEX & NOTES

drawing number

sheet 1 of 8

## PROJECT GENERAL NOTES

- EXISTING BOUNDARY LINE, TOPOGRAPHIC, AND SITE UTILITY INFORMATION IS BASED UPON SURVEY PERFORMED BY DONOHOE SURVEY.
- PRIOR TO THE START OF CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THAT ALL REQUIRED APPROVALS HAVE BEEN ISSUED AND THAT THE CONTRACTOR HAS RECEIVED AND REVIEWED ALL APPROVALS/CONDITIONS FOR THE PROJECT ISSUED BY THE TOWN OF GEORGETOWN.
- PRIOR TO WORK, CONTRACTOR SHALL HAVE THE PROPOSED SITE LAID OUT VERTICALLY AND HORIZONTALLY BY A PROFESSIONAL LAND SURVEYOR.
- IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORINGS OF ALL EXCAVATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH THE STATE POLICE AND/OR THE LOCAL POLICE DEPARTMENT FOR TRAFFIC RELATED ISSUES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC COORDINATION AND POLICE DETAILS AS REQUIRED BY THE CITY, TOWN OR STATE.
- CONTRACTOR SHALL SAW-CUT PAVEMENT WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT WHICH IS TO REMAIN AND WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.
- CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETED AND ACCEPTED.
- HOURS OF WORK IN MAIN STREET SHALL BE RESTRICTED TO 9:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN THE NPDES CONSTRUCTION GENERAL PERMIT.
- TOWN OF GEORGETOWN DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED 72 HOURS IN ADVANCE TO MARK OUT TOWN OF GEORGETOWN UTILITIES.
- ALL WATER, SEWER, CURB CUT, STREET OPENING AND JACKIES'S LAW EXCAVATION PERMITS SHALL BE OBTAINED AT THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION.
- FINAL APPROVAL OF DRIVEWAY LAYOUT AND LOCATION SHALL BE SUBMITTED TO THE PLANNING BOARD PRIOR TO BUILDING PERMITS.
- FINAL STREET ADDRESSES NUMBERS SHALL BE ISSUED BY TOWN OF GEORGETOWN BUILDING DEPARTMENT UPON APPLICATION OF THE BUILDING PERMIT.
- ALL SITE WORK SHALL BE INSPECTED BY THE TOWN OF GEORGETOWN ENGINEERING REPRESENTATIVE OR THE DEPARTMENT OF PUBLIC WORKS. THE APPLICANT/OWNER'S CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR THE PROPOSED WORK. ALL INSPECTIONS SHALL BE SCHEDULED 24 HOURS IN ADVANCE.
- AN APPROVED SITE AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION OR PLANNING BOARD WITHIN 60 DAYS OF THE CERTIFICATED OF OCCUPANCY. THE AS-BUILT SHALL BE SUBMITTED IN MYLAR AND IN ELECTRONIC AUTOCAD FORMAT.
- SITE PLANS WILL ALSO BE SUBMITTED TO THE GEORGETOWN CONSERVATION COMMISSION FOR NOTICE OF INTENT APPROVAL.

## DIG SAFE NOTES

- IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

- BEFORE CONSTRUCTION CALL (72 HOURS IN ADVANCE):
- "DIG SAFE" AT 1-800-DIG SAFE
  - 1-800-344-1235



## GENERAL UTILITY NOTES

- PRIOR TO CONSTRUCTION AND THE PURCHASE OF ANY DRAINAGE PIPE, SEWER PIPE, FITTINGS, AND MANHOLES, THE CONTRACTOR SHALL FIELD VERIFY ALL OFF-SITE UTILITY CROSSINGS. THE CONTRACTOR SHALL CONDUCT TEST PITS AND/OR VACUUM EXCAVATION TO CONFIRM VERTICAL AND HORIZONTAL LOCATIONS FOR ALL UTILITY CROSSINGS. REPORT AND DISCREPANCIES TO THE ENGINEER AND THE TOWN OF GEORGETOWN DEPARTMENT OF PUBLIC WORKS (DPW). IF REQUIRED FIELD ADJUSTMENTS WILL BE COORDINATED WITH THE TOWN OF GEORGETOWN DPW.

## UTILITY ASSUMPTIONS

THE FOLLOWING ASSUMPTIONS WERE MADE BY THE DESIGNER CONCERNING THE VERTICAL LOCATION OF OFF-SITE EXISTING UTILITIES:

- ALL WATER LINES (TRUNK LINES AND SERVICES) WERE ASSUMED TO BE 5' BELOW THE EXISTING SURFACE TO TOP OF PIPE.
- ALL GAS PIPES AND GAS SERVICES WERE ASSUMED TO BE 3' BELOW THE EXISTING SURFACE TO TOP OF PIPE.

51 WEST MAIN STREET  
GEORGETOWN, MA

PREPARED FOR APPLICANT:

TRIPLE QUALITY DEVELOPMENT LLC  
342 LINEBROOK ROAD  
IPSWICH, MA 01930

PREPARED BY:

ASB design group LLC

363 boston street, route 1  
toppsfield ma 01983  
phone 978.500.8419



## LOCATION PLAN

SCALE: 1" = 200' ±  
SOURCE: MASSGIS

## INDEX OF SHEETS

C1	SHEET	1 OF 8	COVER SHEET: INDEX & NOTES
C2	SHEET	2 OF 8	EXISTING CONDITIONS, TOPOGRAPHIC, & PROPERTY LINE PLAN (DONOHOE SURVEY INC.)
C3	SHEET	3 OF 8	SITE LAYOUT, UTILITIES, PAVEMENT MARKINGS, & SIGNAGE PLAN
C4	SHEET	4 OF 8	SITE GRADING, DRAINAGE, & EROSION CONTROL (SWPP) PLAN
C5	SHEET	5 OF 8	RESTORATION PLAN
C6	SHEET	6 OF 8	SITE DETAILS
C7	SHEET	7 OF 8	SEPTIC SYSTEM DETAILS
C8	SHEET	8 OF 8	EROSION CONTROL DETAILS
L1	SHEET	1 OF 1	LANDSCAPE PLAN AND DETAILS

VERTICAL DATUM:  
DATUM BASE N.A.V.D. 1988

CURRENT OWNERS:  
TRIPLE QUALITY DEVELOPMENT LLC  
342 LINEBROOK ROAD  
IPSWICH, MA 01938

PROJECT BENCHMARK:

BENCHMARK: CUT-SPIKE UPR NA-14  
ELEV. = 90.40'

COMMERCIAL A - CA			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA	15,000 S.F.	76,729 S.F.	76,729 S.F.
DEPTH	100'	360'	360'
MAXIMUM LOT COVERAGE	---	28.4%	40.7%
MAXIMUM BUILDING COVERAGE	60%	4.2%	13.4%
LANDSCAPING OPEN SPACE	---	64.4%	52.6%
STREET FRONTAGE	50.00'	142.01'	142.01'
FRONT SET BACK	0'	12.10'	12.01'
SIDE SET BACK	0'	7.1' OUT BUILD.	8.3'
REAR YARD SETBACK	10'	200.70'	89.3'
BUILDING HEIGHT	40'	EXISTING TO REMAIN UNCHANGED	40'

## DEMOLITION:

DEMOLITION PERMITS WILL BE REQUIRED. PRIOR TO DEMOLITION CONTRACTOR SHALL OBTAIN PERMITS FROM THE TOWN OF GEORGETOWN BUILDING DEPARTMENT.

## PAVEMENT WITH MAIN STREET RIGHT OF WAY:

- PAVEMENT SHALL BE SAW CUT FOR ALL UTILITY TRENCHING WORK.
- FINAL LIMITS OF MILLING AND OVERLAY SHALL BE DETERMINED BY THE TOWN OF GEORGETOWN DEPARTMENT OF PUBLIC WORKS.
- ALL CURBING/SIDEWALKS IMPACTED BY THE UTILITY WORK SHALL BE REPLACED AND OR REPAIRED.
- MILLING AND OVERLAY SHALL EXTEND 1' (MIN.) FROM THE TWO FARTHEST AREAS OF EXACTION.

## ADDITIONAL APPROVALS

- CONTRACTOR SHALL ALSO REFER TO AND REVIEW THE FOLLOWING ADDITIONAL PLANS AND APPROVALS PRIOR TO CONSTRUCTION:
  - GEORGETOWN CONSERVATION COMMISSION - NOTICE OF INTENT AND ORDER OF CONDITIONS.
  - GEORGETOWN BOARD OF HEALTH - SUBSURFACE DISPOSAL SYSTEM - FINAL PLAN.
  - NPDES GENERAL PERMIT.

## DEVELOPMENT SUMMARY

TOTAL PARCEL AREA = 76,729 S.F. (1.761 AC.)

- UPLAND: 71839 S.F. (1.649 AC.)
- WETLAND: 4890 S.F. (0.111 AC.)

## NRCS SOILS

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL
255B	HINKLEY LOAMY SAND 3 TO 8 PERCENT SLOPES	A

## GEORGETOWN CONSERVATION COMMISSION NOTES:

- THE APPLICANT REQUESTS AN EXCEPTION TO THE 100 FOOT SPECIAL CONDITION FOR "ANY NEW NON-VEGETATED AREA OR STRUCTURE" AND REQUESTS THE SETBACK CONFORM TO THE STANDARD CONDITIONS SETBACK EQUAL TO 75 LINEAR FEET, SINCE THE CONDITIONS WITHIN THE AURA DO NOT MEET THE DEFINITION OF A VERNAL POOL.
- THE APPLICANT REQUESTS AN EXCEPTION TO REGULATIONS SECTION 15.2 AND THAT THE COMMISSION ALLOW THE CONSTRUCTION OF A PORTION OF ONE OF THE UNITS (UNIT NO. 7) TO BE LOCATED WITHIN THE 75' STANDARD CONDITION SETBACK REQUIRED FOR "ANY NEW NON-VEGETATED AREA OF STRUCTURE" AS THE PORTION OF THE 75' NO BUILD ZONE WHERE THE PROPOSED UNIT IS LOCATED CURRENTLY EXISTS AS GRAVEL AND DEBRIS.
- THE APPLICANT REQUESTS AN EXCEPTION TO THE REGULATIONS SECTION 14 AND THAT THE COMMISSION ALLOW WORK LIMITED TO MEADOW RESTORATION, STORMWATER MANAGEMENT ELEMENTS, AND GRASS/LANDSCAPING ELEMENTS PROPOSED IN THIS APPLICATION TO BE LOCATED WITHIN THE 75-FOOT STANDARD CONDITION SETBACK AS REQUIRED BY BYLAW. THE AREA 0-50 FEET FROM THE RESOURCE AREA CURRENTLY EXISTS AS APPROXIMATELY 5,148 SQUARE FEET OF PAVEMENT, GRAVEL OR BUILDINGS/CONTAINERS. THE PROPOSED PROJECT WILL RESULT IN APPROXIMATELY 20,145 SQUARE FEET OF ACTIVITY IN THIS AREA, THE MAJORITY OF WHICH IS LIMITED TO RESTORATION.
- WILDFLOWER SEED MIX WILL BE UTILIZED IN THE AREA IMMEDIATELY ADJACENT TO THE STORMWATER MANAGEMENT AREA ALONG THE 50' BUFFER ZONE. ALSO SEE FIGURE 2C - RESTORATION PLANTING PLAN PREPARED BY DEROSA ENVIRONMENTAL CONSULTING, INC.
- WITHIN THE AREA OF RESTORATION AND BMP'S GRAVEL SOIL WILL BE REMOVED AND REPLACED WITH A BLENDED PLANTING SOIL CONSISTING OF ONE PART LOAM AND PART ORGANIC COMPOST.
- DEROSA ENVIRONMENTAL CONSULTING, INC. WILL SUPERVISE ALL PLANTINGS AND PLANTING INSTALLATIONS IN ACCORDANCE WITH THE PLANTING PLAN (FIGURE 2C). DEROSA ENVIRONMENTAL CONSULTING, INC. WILL ALSO MONITOR THE RESTORATION CONSTRUCTION AND PLANTINGS AND WILL PROVIDED REPORTS TO THE GEORGETOWN CONSERVATION COMMISSION.
- ENGINEERS WILL BE RESPONSIBLE FOR INSPECTING AND MONITORING BMP AND SITE CONSTRUCTION.
- SEED AND HAY MULCH WILL BE USED THROUGHOUT THE SITE FOR EROSION CONTROL OF DISTURBED SOILS. SPECIAL SEED MIX WILL BE USED WITHIN THE ECOLOGICAL RESTORATION AREA FOR SOIL STABILIZATION SEEDING AND HAY MULCH.



#300  
8/21/2020  
38847-266  
(5 P15)

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS  
TO THE RULES AND REGULATIONS OF  
THE REGISTERS OF DEEDS.*Thad D Berry*

DATE: 03/31/19

DATE:

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prepared for applicant:

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plan submission

SITE PLAN REVIEW &  
NOTICE OF INTENT

date: 3.31.2019

scale: 1" = 20'

job no: 2017-24 / 3467

DEP no: T.B.D.

*Thad D Berry*

drawing name

EXISTING  
CONDITIONS,  
TOPOGRAPHIC, &  
PROPERTY LINE  
PLAN

drawing number

C2

sheet 2 of 8

STUART M. & TRICIA M. KRUPNICK  
MAP 6C LOT 168PETER G. & BARBARA J.  
ANGELOPOLUS  
MAP 11A LOT 10WEST  
MAIN  
STREETPAMELA J., DAVID J. & TIMOTHY H.  
SHEPHERD  
MAP 11A LOT 11GLYNN REALTY TRUST  
MAP 11A LOT 24ATHE HORNE  
REALTY TRUST  
MAP 11A LOT 30MATHEW M. & RAQUEL R.  
VALCOURT  
MAP 11A LOT 26**EXISTING CONDITIONS: LAND USE**

TOTAL LAND AREA = 76,729 S.F.

WETLANDS = 4,775 S.F.

- MAIN BUILDING = 6,181 S.F.
- OUT BUILDINGS (3) = 884 S.F.
- CONTAINERS AND TRUCK STORAGE (6) = 1,399 S.F.
- PAVEMENT = 13,674 S.F.
- GRAVEL = 12,075 S.F.
- BRICK = 75 S.F.
- REAR YARD - DISTURBED = 31,406 S.F.
- MISCELLANEOUS LANDSCAPING/GRASS = 6,255 S.F.

**100' BUFFER ZONE IMPACTS:**

100' BUFFER LAND AREA DISTURB = 37,553 S.F.

- OUT BUILDINGS (3) = 884 S.F.
- CONTAINERS AND TRUCK STORAGE (6) = 1,399 S.F.
- PAVEMENT = 2,231 S.F.
- GRAVEL = 7,124 S.F.
- REAR YARD - DISTURBED = 25,305 S.F.

**NRCS SOILS**

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
1	WATER	N.A.
253B	HINKLEY LOAMY SAND 3 TO 8 PERCENT SLOPES	A

SCALE BAR  
0 20' 40' 60'  
SCALE: 1" = 20'



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drawing name  
**SITE LAYOUT,  
UTILITIES,  
PAVEMENT  
MARKINGS, &  
SIGNAGE PLAN**

drawing number

C3

## NOTES

1. SEE SHEET C4 FOR SITE GRADING AND SPOT ELEVATIONS.
2. SEE SHEETS C4 AND C7 FOR DRAINAGE AND BMP 1 AND 2 DESIGN DATA:
- 2.1. RIM ELEVATIONS
- 2.2. INVERTS
- 2.3. PIPE SIZE SLOPE AND TYPE.
- 2.4. INVERT AT HEADWALLS 1-6
3. ALL WATER SERVICES TO BE 1" TYPE K. CONTRACTOR SHALL COORDINATE WITH THE GEORGETOWN WATER DEPARTMENT FOR LOCATION OF WATER LINE IN WEST MAIN STREET.

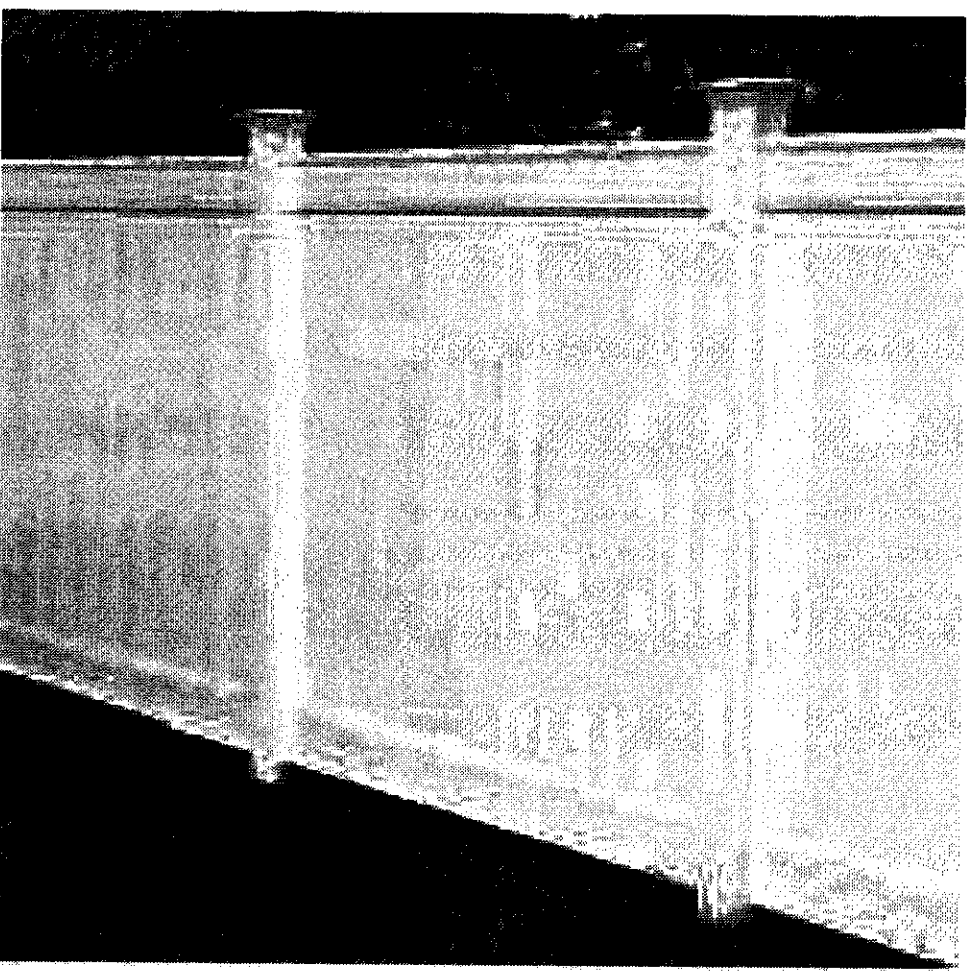
SO. ESSEX #300 BK:38847 Pg:266  
08/21/2020 12:46 PLN Pg 3/5

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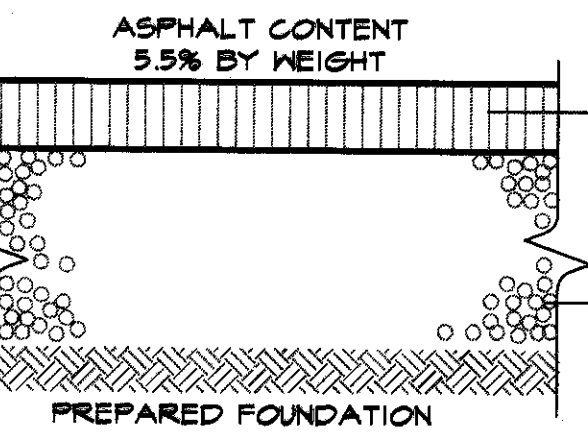
Thad D. Berry

DATE: 03/31/19



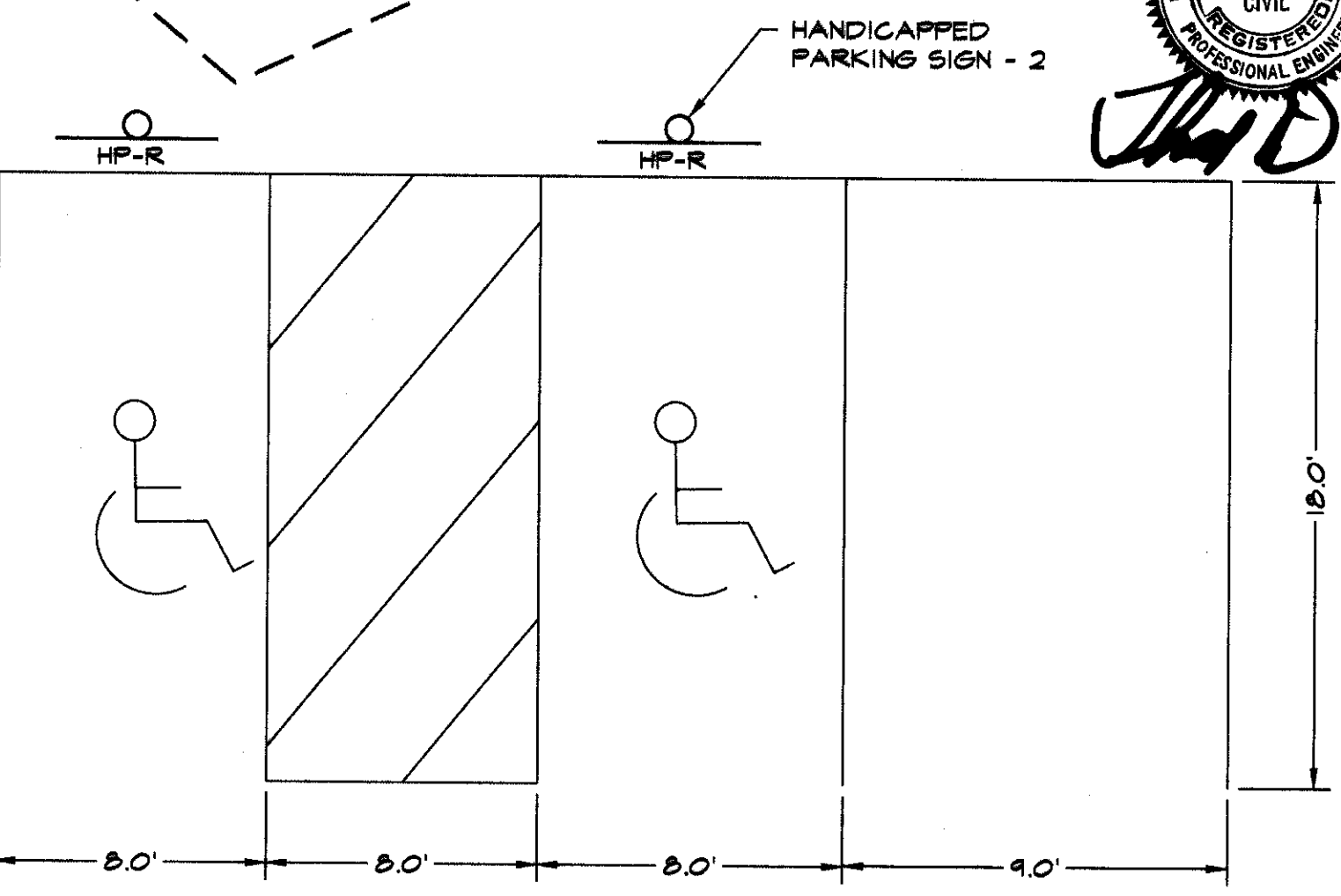
**VINYL FENCE DETAIL**

NOT TO SCALE



**SIDEWALK PAVEMENT SECTION**

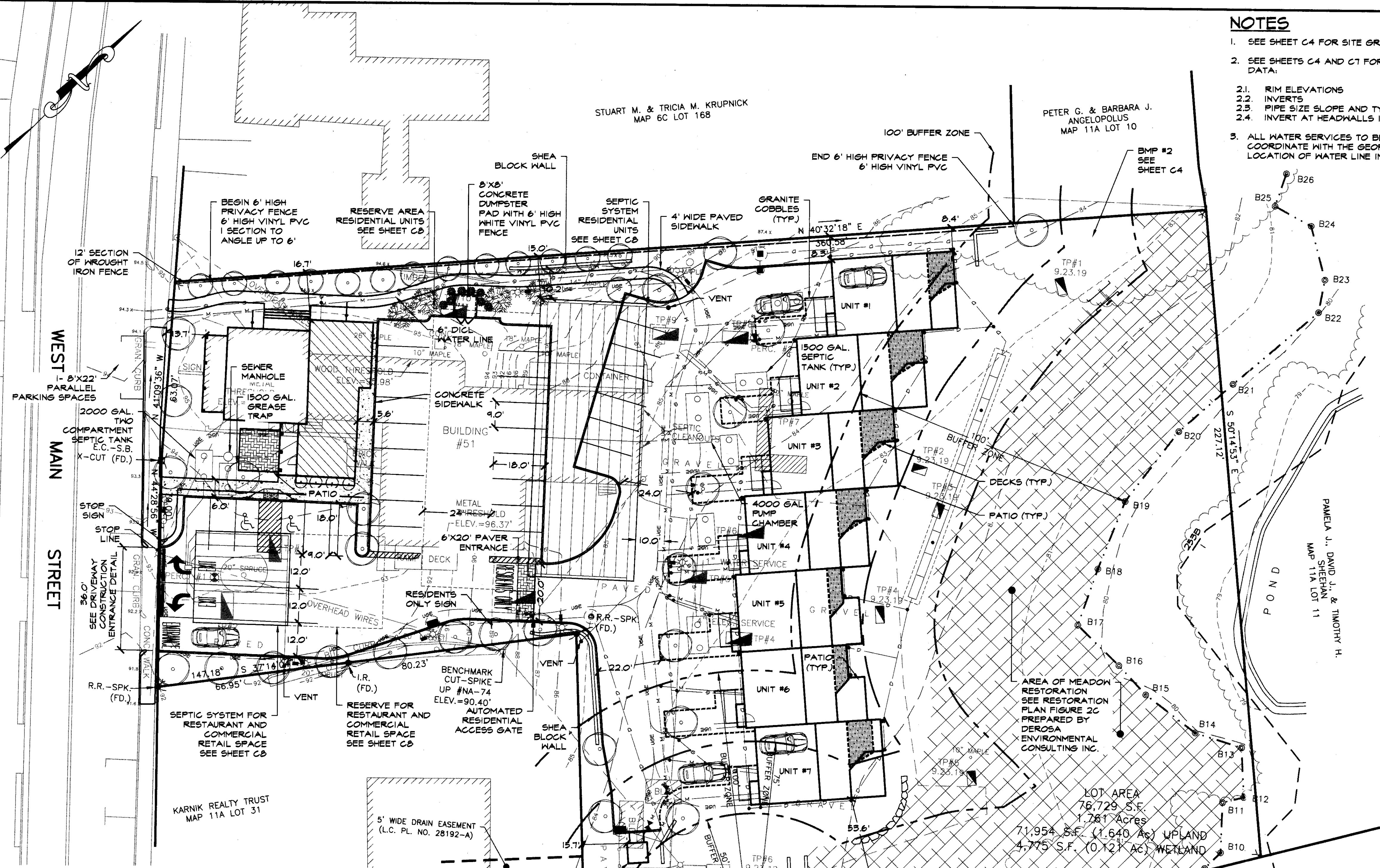
NOT TO SCALE



**TYPICAL PARKING LAYOUT**

NOT TO SCALE

SCALE BAR  
0 20' 40' 60'  
SCALE: 1" = 20'



## PARKING RESIDENTIAL

7 UNITS - 2 PARKING SPACES PER UNIT = 14 SPACES

- 7 EXTERIOR
- 7 INTERIOR - GARAGES

TOTAL PARKING SPACES PROVIDED = 21

- 14 RESIDENCE PARKING SPACES
- 7 GUEST PARKING SPACES

## PARKING RETAIL

RESTAURANT:

PARKING SPACES PER FOUR SEATS  
20 SEATS / 4 = 7 PARKING SPACES

RETAIL:

1 SPACE PER 250 S.F.  
RETAIL SPACE = 3,236 S.F. / 250 S.F. PER SPACE = 12.9 = 13

TOTAL PARKING SPACES REQUIRED = 7 + 13 = 20  
PARKING SPACES PROVIDED = 24

ADA PARKING REQUIREMENTS FOR  
PARKING LOTS WITH SPACES 15 - 25

2 ADA SPACE VAN ACCESSIBLE

## PARKING MAIN STREET

PARALLEL PARKING SPACE LOST = 1

PARALLEL PARKING SPACE ADDED = 1 - 8'X22'

## NRCS SOILS

MAP UNIT SYMBOL  
253B

MAP UNIT NAME  
WATER

HINKLEY LOAMY SAND  
3 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP  
N.A.  
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civil engineering  
traffic engineering  
architecture  
landscape design & construction  
363 boston street, route 1  
topsfeld, ma 01983

**GEORGETOWN, MA**  
**PLANNING BOARD**  
SITE PLAN REVIEW

*Mr. Leahy*  
*John St*

DATE: 1/3/20

project title:  
**51 WEST MAIN STREET**  
**GEORGETOWN, MA**

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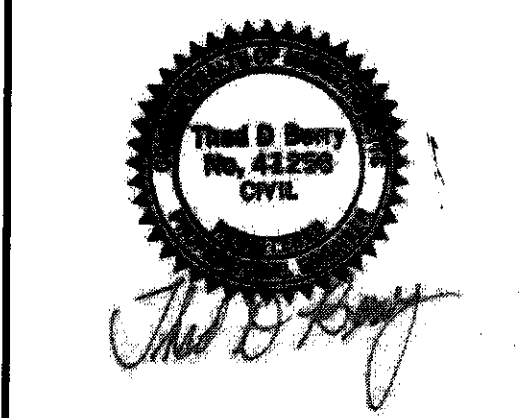
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drawing name

**RESTORATION PLAN**

drawing number

**BUFFER ZONE IMPACTS:**

**EXISTING BUFFER ZONE IMPACTS:**

0'-50' = 20,743 S.F.  
50'-75' = 9,315 S.F.  
75'-100' = 1,336 S.F.

EXISTING PAVEMENT FROM 0'-50' = 362 S.F.  
EXISTING PAVEMENT FROM 50'-75' = 1127 S.F.  
EXISTING PAVEMENT FROM 75'-100' = 469 S.F.  
EXISTING GRAVEL FROM 0'-50' = 1,626 S.F.  
EXISTING GRAVEL FROM 50'-75' = 3,169 S.F.  
EXISTING GRAVEL FROM 75'-100' = 3,431 S.F.  
EXISTING BUILDING/CONTAINERS FROM 0'-50' = 1,736 S.F.  
EXISTING BUILDING/CONTAINERS FROM 75'-100' = 236 S.F.

**PROPOSED BUFFER ZONE IMPACTS:**

MEADOW RESTORATION 0'-50' = 20,136 S.F.  
BMP 1 : 0'-50' = 2,185 S.F.  
BMP 1 : 50'-75' = 356 S.F.  
BMP 2 : 50'-75' = 1,242 S.F.  
BMP 2 : 75'-100' = 241 S.F.  
PROPOSED BUILDINGS IN 50'-75' = 653 S.F.  
PROPOSED BUILDINGS IN 75'-100' = 2,970 S.F.  
PROPOSED PAVEMENT : 0'-50' = 0 S.F.  
PROPOSED PAVEMENT : 50'-75' = 750 S.F.  
PROPOSED PAVEMENT : 75'-100' = 1,002 S.F.  
PROPOSED GRASS/LANDSCAPING = 0'-50' = 0 S.F.  
PROPOSED GRASS/LANDSCAPING = 50'-75' = 5,361 S.F.  
PROPOSED GRASS/LANDSCAPING = 75'-100' = 1,805 S.F.  
PROPOSED PATIO/WALKWAYS IN 50'-75' = 94 S.F.  
PROPOSED PATIO/WALKWAYS IN 75'-100' = 549 S.F.

- AREA OF MEADOW RESTORATION
- EXISTING WETLAND
- BMP 1 AND 2

SCALE BAR  
0 20' 40' 60'  
SCALE: 1" = 20'

STUART M. & TRICIA M. KRUPNICK  
MAP 6C LOT 168

PETER G. & BARBARA J.  
ANGELOPOLUS  
MAP 11A LOT 10

PAMELA J. DAVID J. & TIMOTHY H.  
SHEPARD  
MAP 11A LOT 11

GLYNN REALTY TRUST  
MAP 11A LOT 24A

THE HORNE  
REALTY TRUST  
MAP 11A LOT 30

MATHEW M. & RAQUEL R.  
VALCOURT  
MAP 11A LOT 26

KARNIK REALTY TRUST  
MAP 11A LOT 31

**GEORGETOWN CONSERVATION COMMISSION NOTES:**

- THE APPLICANT REQUESTS AN EXCEPTION TO THE 100 FOOT SPECIAL CONDITION FOR "ANY NEW NON-VEGETATED AREA OR STRUCTURE" AND REQUESTS THE SETBACK CONFORM TO THE STANDARD CONDITIONS SETBACK EQUAL TO 75 LINEAR FEET, SINCE THE CONDITIONS WITHIN THE AURA DO NOT MEET THE DEFINITION OF A VERNAL POOL.
- THE APPLICANT REQUESTS AN EXCEPTION TO REGULATIONS SECTION 15.2 AND THAT THE COMMISSION ALLOW THE CONSTRUCTION OF A PORTION OF ONE OF THE UNITS (UNIT NO. 7) TO BE LOCATED WITHIN THE 75' STANDARD CONDITION SETBACK REQUIRED FOR "ANY NEW NON-VEGETATED AREA OF STRUCTURE" AS THE PORTION OF THE 75' NO BUILD ZONE WHERE THE PROPOSED UNIT IS LOCATED CURRENTLY EXISTS AS GRAVEL AND DEBRIS.
- THE APPLICANT REQUESTS AN EXCEPTION TO THE REGULATIONS SECTION 14 AND THAT THE COMMISSION ALLOW WORK LIMITED TO MEADOW RESTORATION, STORMWATER MANAGEMENT ELEMENTS, AND GRASS/LANDSCAPING ELEMENTS PROPOSED IN THIS APPLICATION TO BE LOCATED WITHIN THE 75-FOOT STANDARD CONDITION SETBACK AS REQUIRED BY BYLAW. THE AREA 0-50 FEET FROM THE RESOURCE AREA CURRENTLY EXISTS AS APPROXIMATELY 3,748 SQUARE FEET OF PAVEMENT, GRAVEL OR BUILDINGS/CONTAINERS. THE PROPOSED PROJECT WILL RESULT IN APPROXIMATELY 20,743 SQUARE FEET OF ACTIVITY IN THIS AREA, THE MAJORITY OF WHICH IS LIMITED TO RESTORATION.
- WILDFLOWER SEED MIX WILL BE UTILIZED IN THE AREA IMMEDIATELY ADJACENT TO THE STORMWATER MANAGEMENT AREA ALONG THE 50' BUFFER ZONE. ALSO SEE FIGURE 2C - RESTORATION PLANTING PLAN PREPARED BY DEROSA ENVIRONMENTAL CONSULTING, INC.
- WITHIN THE AREA OF RESTORATION AND BMP'S GRAVEL SOIL WILL BE REMOVED AND REPLACED WITH A BLENDED PLANTING SOIL CONSISTING OF ONE PART LOAM AND PART ORGANIC COMPOST.
- DEROSA ENVIRONMENTAL CONSULTING INC. WILL SUPERVISE ALL PLANTINGS AND PLANTING INSTALLATIONS IN ACCORDANCE WITH THE PLANTING PLAN (FIGURE 2C). DEROSA ENVIRONMENTAL CONSULTING INC. WILL ALSO MONITOR THE RESTORATION CONSTRUCTION AND PLANTINGS AND WILL PROVIDED REPORTS TO THE GEORGETOWN CONSERVATION COMMISSION.
- ENGINEERS WILL BE RESPONSIBLE FOR INSPECTING AND MONITORING BMP AND SITE CONSTRUCTION.
- SEED AND HAY MULCH WILL BE USED THROUGHOUT THE SITE FOR EROSION CONTROL OF DISTURBED SOILS. SPECIAL SEED MIX WILL BE USED WITHIN THE ECOLOGICAL RESTORATION AREA FOR SOIL STABILIZATION SEEDINGS AND HAY MULCH.