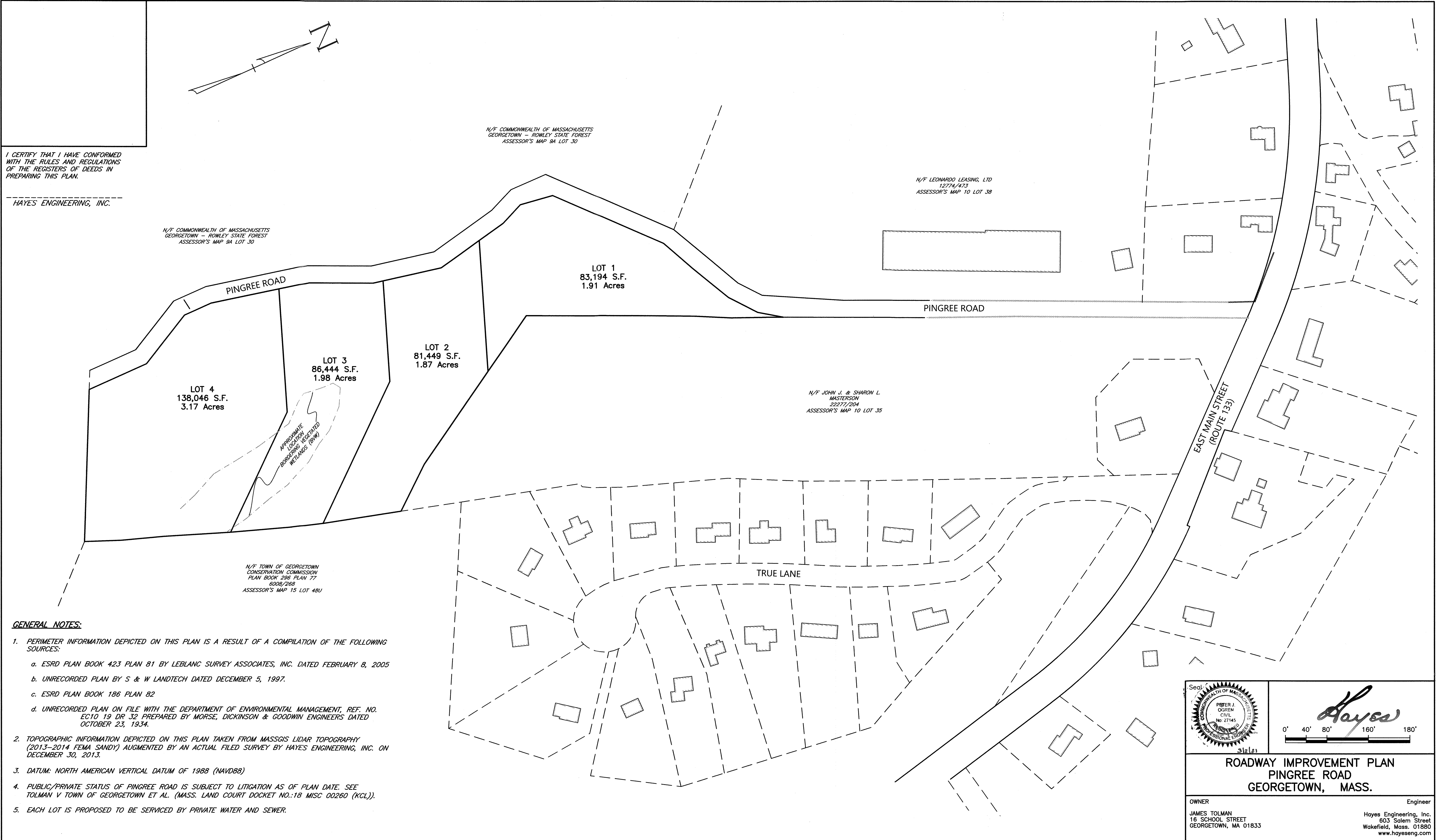




I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

N/F COMMONWEALTH OF MASSACHUSETTS
GEORGETOWN - ROWLEY STATE FOREST
ASSESSOR'S MAP 9A LOT 30

N/F COMMONWEALTH OF MASSACHUSETTS
GEORGETOWN - ROWLEY STATE FOREST
ASSESSOR'S MAP 9A LOT 30

N/F LEONARDO LEASING, LTD
12774/473
ASSESSOR'S MAP 10 LOT 38

N/F JOHN J. & SHARON L. MASTERSON
22277/204
ASSESSOR'S MAP 10 LOT 35

N/F TOWN OF GEORGETOWN
CONSERVATION COMMISSION
PLAN BOOK 296 PLAN 77
6008/268
ASSESSOR'S MAP 15 LOT 48U

GENERAL NOTES:

- PERIMETER INFORMATION DEPICTED ON THIS PLAN IS A RESULT OF A COMPILATION OF THE FOLLOWING SOURCES:
 - ESRD PLAN BOOK 423 PLAN 81 BY LEBLANC SURVEY ASSOCIATES, INC. DATED FEBRUARY 8, 2005
 - UNRECORDED PLAN BY S & W LANDTECH DATED DECEMBER 5, 1997.
 - ESRD PLAN BOOK 186 PLAN 82
 - UNRECORDED PLAN ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, REF. NO. EC10 19 DR 32 PREPARED BY MORSE, DICKINSON & GOODWIN ENGINEERS DATED OCTOBER 23, 1934.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN TAKEN FROM MASSGIS LIDAR TOPOGRAPHY (2013-2014 FEMA SANDY) AUGMENTED BY AN ACTUAL FILED SURVEY BY HAYES ENGINEERING, INC. ON DECEMBER 30, 2013.
- DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- PUBLIC/PRIVATE STATUS OF PINGREE ROAD IS SUBJECT TO LITIGATION AS OF PLAN DATE. SEE TOLMAN V TOWN OF GEORGETOWN ET AL. (MASS. LAND COURT DOCKET NO.:18 MISC 00260 (KCL)).
- EACH LOT IS PROPOSED TO BE SERVICED BY PRIVATE WATER AND SEWER.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX	SHEET 1 of 6
TOPOGRAPHIC PLAN 1	SHEET 2 of 6
TOPOGRAPHIC PLAN 2	SHEET 3 of 6
PLAN & PROFILE 1	SHEET 4 of 6
PLAN & PROFILE 2	SHEET 5 of 6
DETAILS	SHEET 6 of 6

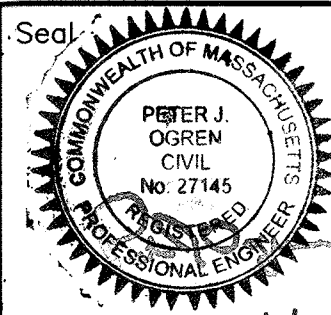
ZONE: RESIDENTIAL C (RC)

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT DEPTH = 200 FEET
MINIMUM LOT FRONTAGE = 200 FEET

MINIMUM YARD SETBACKS
FRONT = 50 FEET
SIDE = 40 FEET
REAR = 50 FEET

MAXIMUM HEIGHT OF BUILDING = 35 FEET

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No.	Revision	Date



ROADWAY IMPROVEMENT PLAN PINGREE ROAD GEORGETOWN, MASS.	
OWNER JAMES TOLMAN 16 SCHOOL STREET GEORGETOWN, MA 01833	Engineer Hayes Engineering, Inc. 803 Salem Street Wakefield, Mass. 01880 www.hayeseng.com
Scale: 1"=80' March 2, 2021	
GEORGETOWN PLANNING BOARD	Application Filed: _____ Final Plan Filed: _____ Hearing Date: _____ Plan Approved: _____ Plan Signed: _____
INDEX SHEET 1 OF 1	
SHEET 1 OF 6	

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

MATCH LINE TOPOGRAPHIC SHEET 2

MATCH LINE TOPOGRAPHIC SHEET 1

MATCH LINE TOPOGRAPHIC SHEET 2

MATCH LINE TOPOGRAPHIC SHEET 1

N/F LEONARDO LEASING, LTD
12774/473
ASSESSOR'S MAP 10 LOT 38

N/F JOHN J. & SHARON L. MASTERSON
22277/204
ASSESSOR'S MAP 10 LOT 35

PINGREE ROAD

PROPOSED 2'x2' INFILTRATION
TRENCH ALONG SHOULDERS
STA. 0+50 THROUGH STA. 9+50

APPROX. EX. WALL LOCATION

PROP. CB
STA. 0+50, 11' LT&RT
R=90.25
8" HDPE OUT = 88.00

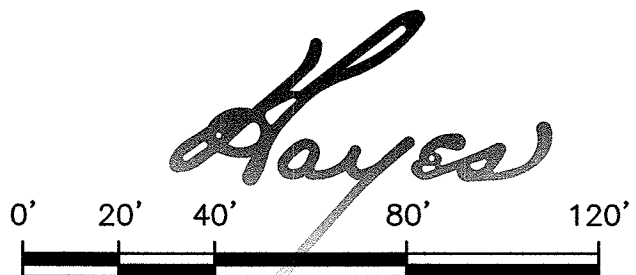
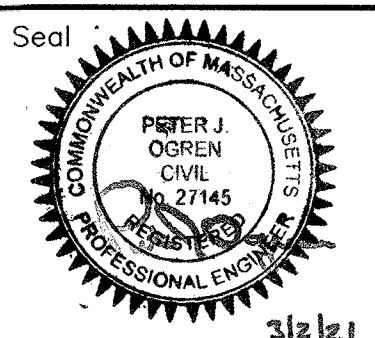
(4) EXISTING 3"
POST/FENCE
(TO BE REMOVED)

12" HDPE DRAIN
INV.=89.00

DMH
RIM=90.85
(a) 12" HDPE (IN) =88.15
(b) 12" HDPE (IN) =87.60
(c) 15" UNK (OUT) =85.45
PROP. 8" HDPE IN = 86.03

PROP. DMH
STA. 0+16.75, 10.4' RT.
R=89.97
(2) 8" HDPE IN =87.32
(1) 8" HDPE OUT =86.59

DOUBLE CB W/ THROAT STONE
RIM=90.60
INV.=88.10



ROADWAY IMPROVEMENT PLAN
PINGREE ROAD
GEORGETOWN, MASS.

OWNER
JAMES TOLMAN
16 SCHOOL STREET
GEORGETOWN, MA 01833

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

March 2, 2021

GEORGETOWN
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

TOPOGRAPHIC SHEET 1

SHEET 2 OF 6

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ZONE: RESIDENTIAL C (RC)

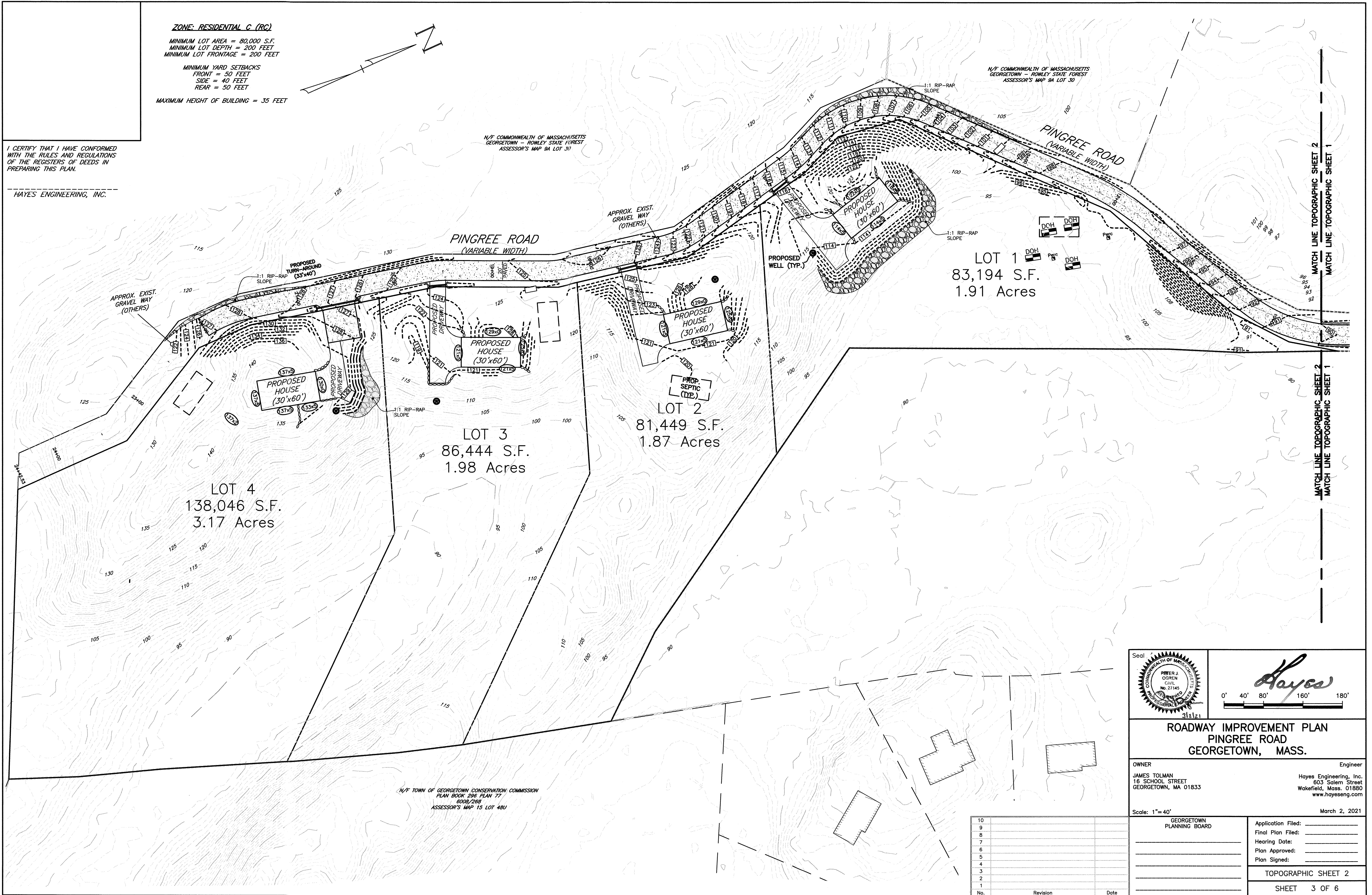
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT DEPTH = 200 FEET
MINIMUM LOT FRONTAGE = 200 FEET

MINIMUM YARD SETBACKS
FRONT = 50 FEET
SIDE = 40 FEET
REAR = 50 FEET

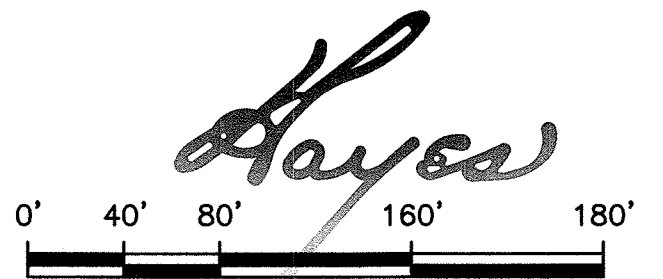
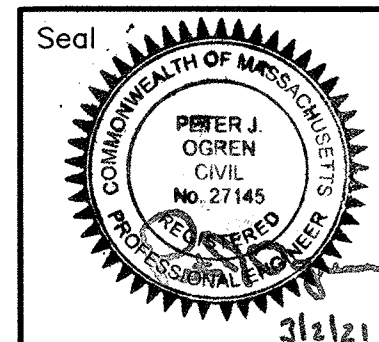
MAXIMUM HEIGHT OF BUILDING = 35 FEET

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



N/T TOWN OF GEORGETOWN CONSERVATION COMMISSION
PLAN BOOK 296 PLAN 77
6008/268
ASSESSOR'S MAP 15 LOT 48U



**ROADWAY IMPROVEMENT PLAN
PINGREE ROAD
GEORGETOWN, MASS.**

OWNER
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GEORGETOWN, MA 01833

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

March 2, 2021

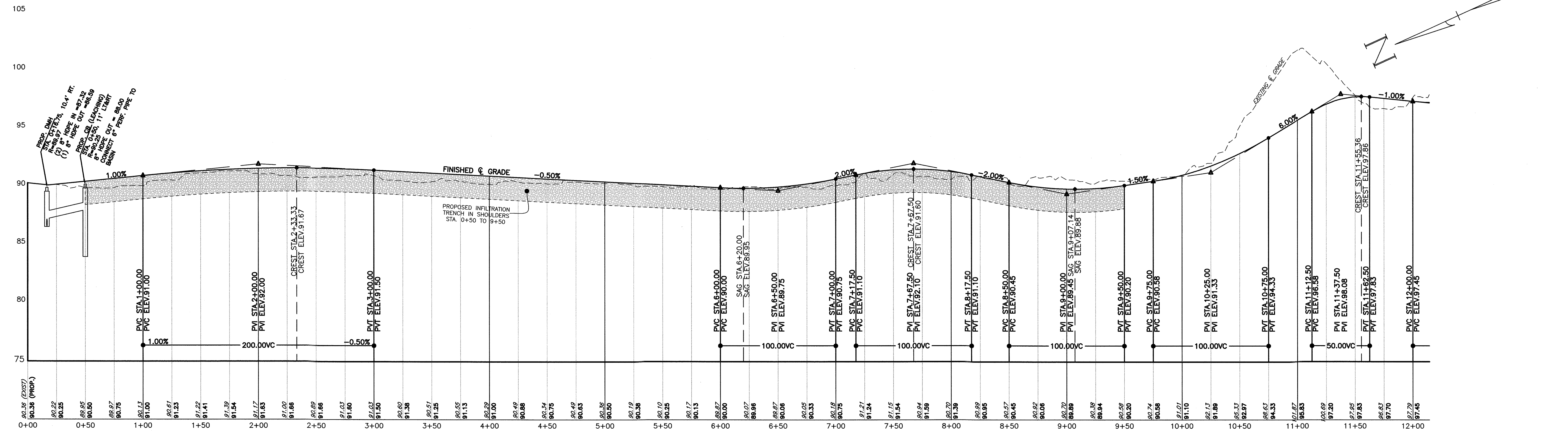
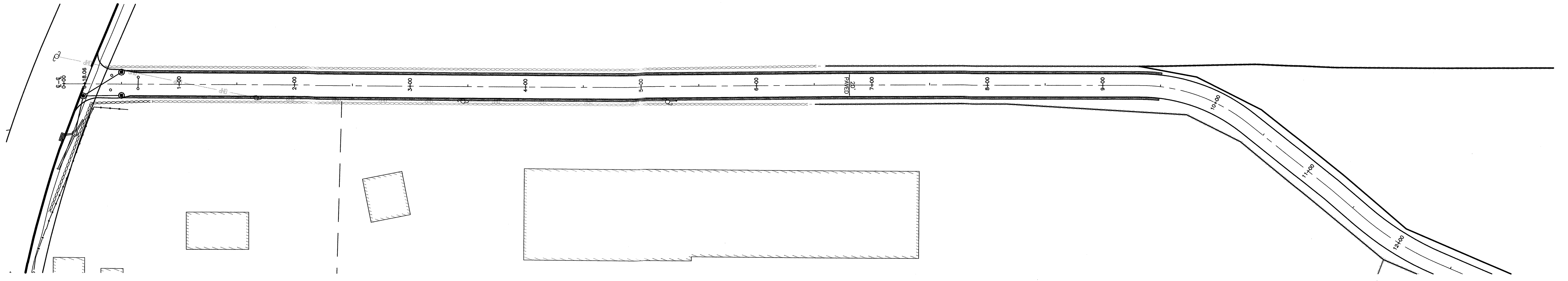
GEORGETOWN
PLANNING BOARD

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Plan Signed: _____

TOPOGRAPHIC SHEET 2

SHEET 3 OF 6

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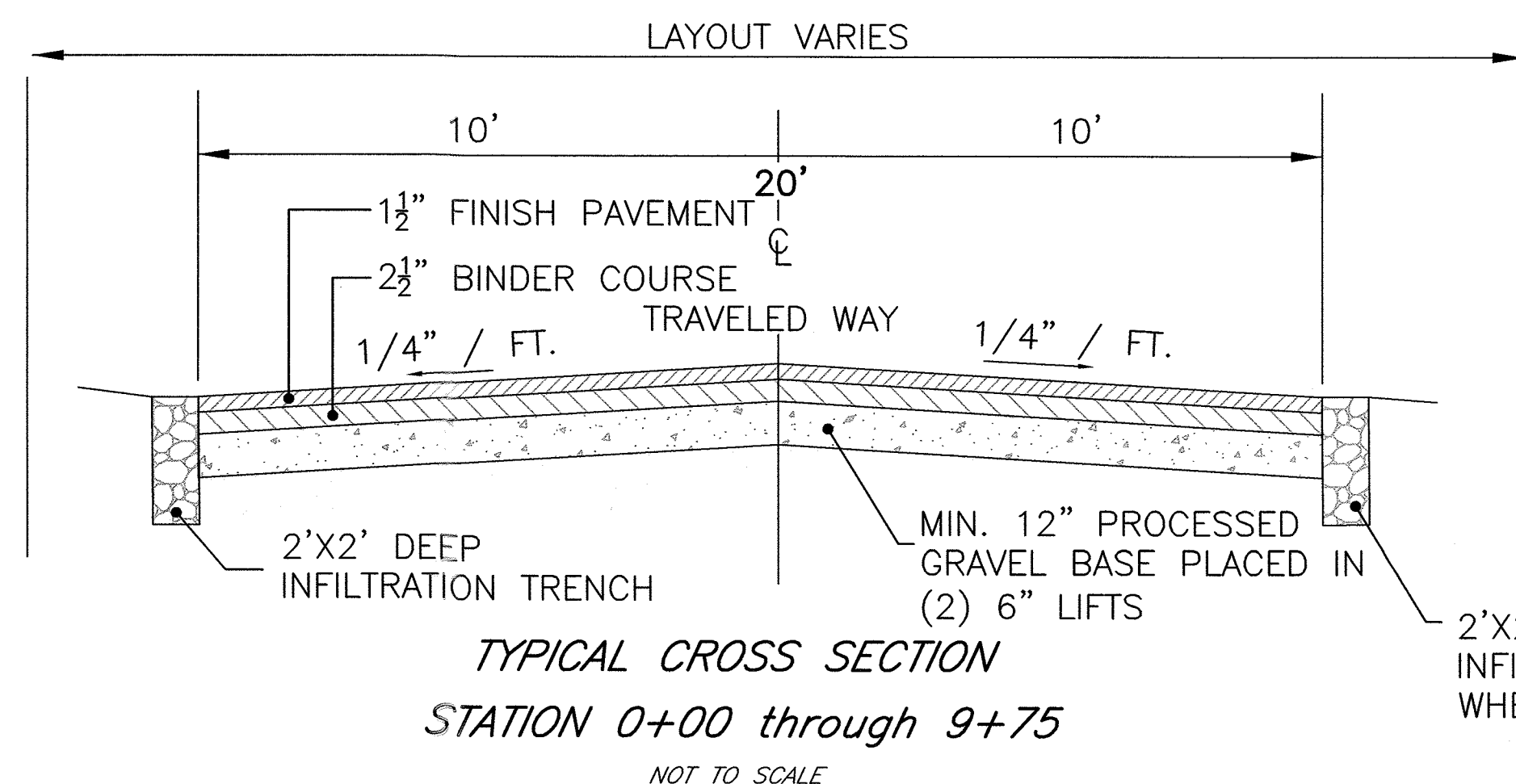


PINGREE ROAD PROFILE

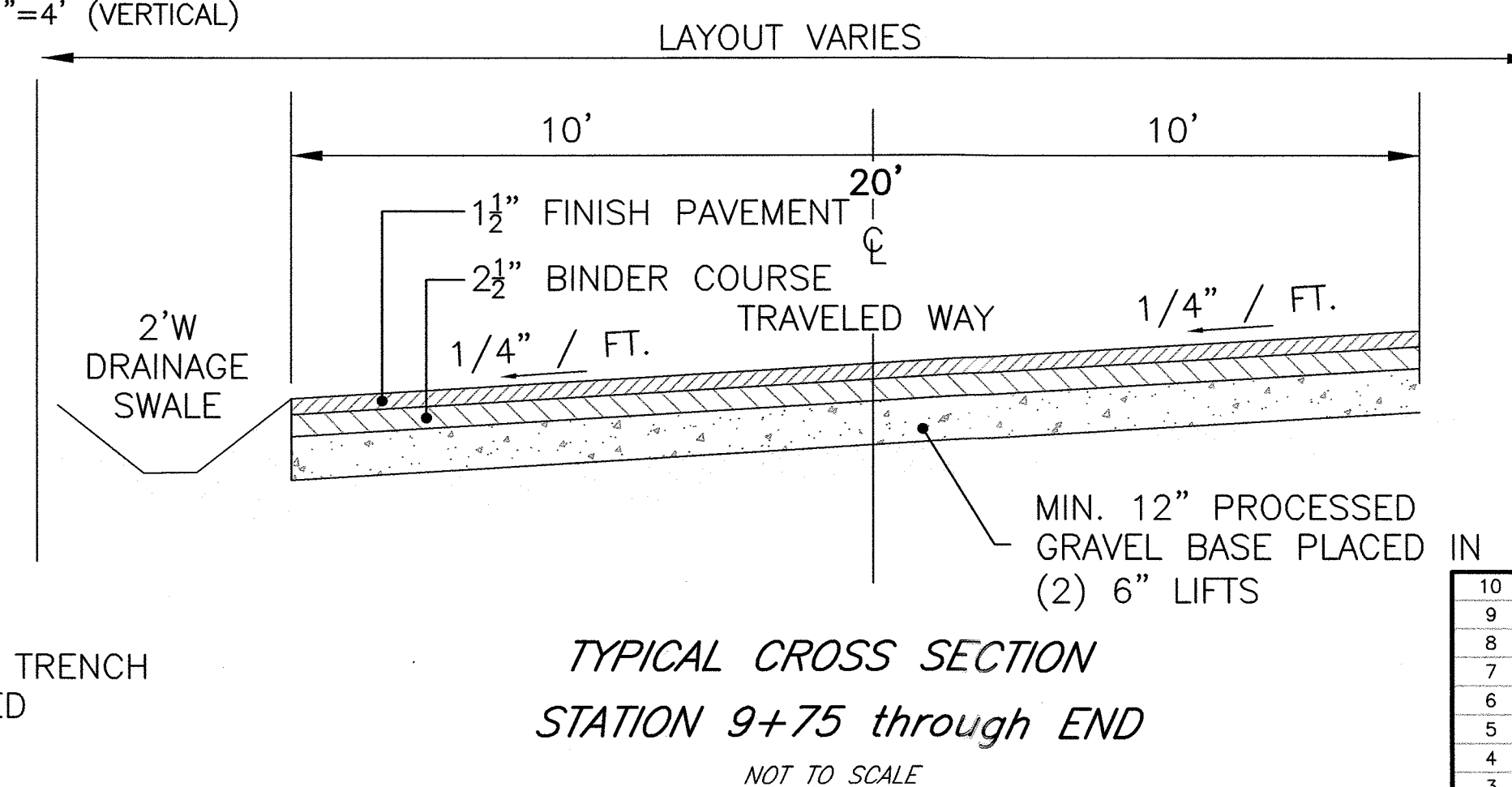
SCALE: 1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

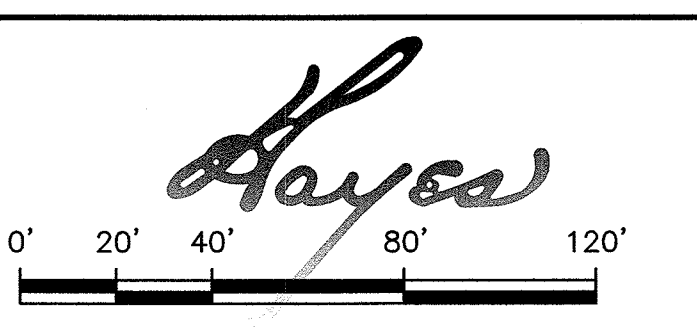
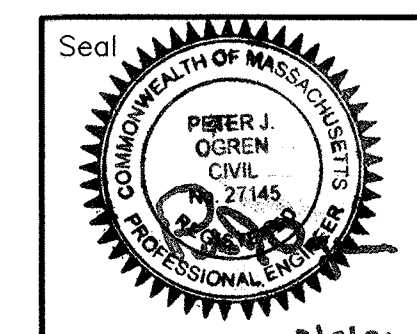
HAYES ENGINEERING, INC.



TYPICAL CROSS SECTION
STATION 0+00 through 9+75
NOT TO SCALE



TYPICAL CROSS SECTION
STATION 9+75 through END
NOT TO SCALE



ROADWAY IMPROVEMENT PLAN PINGREE ROAD GEORGETOWN, MASS.

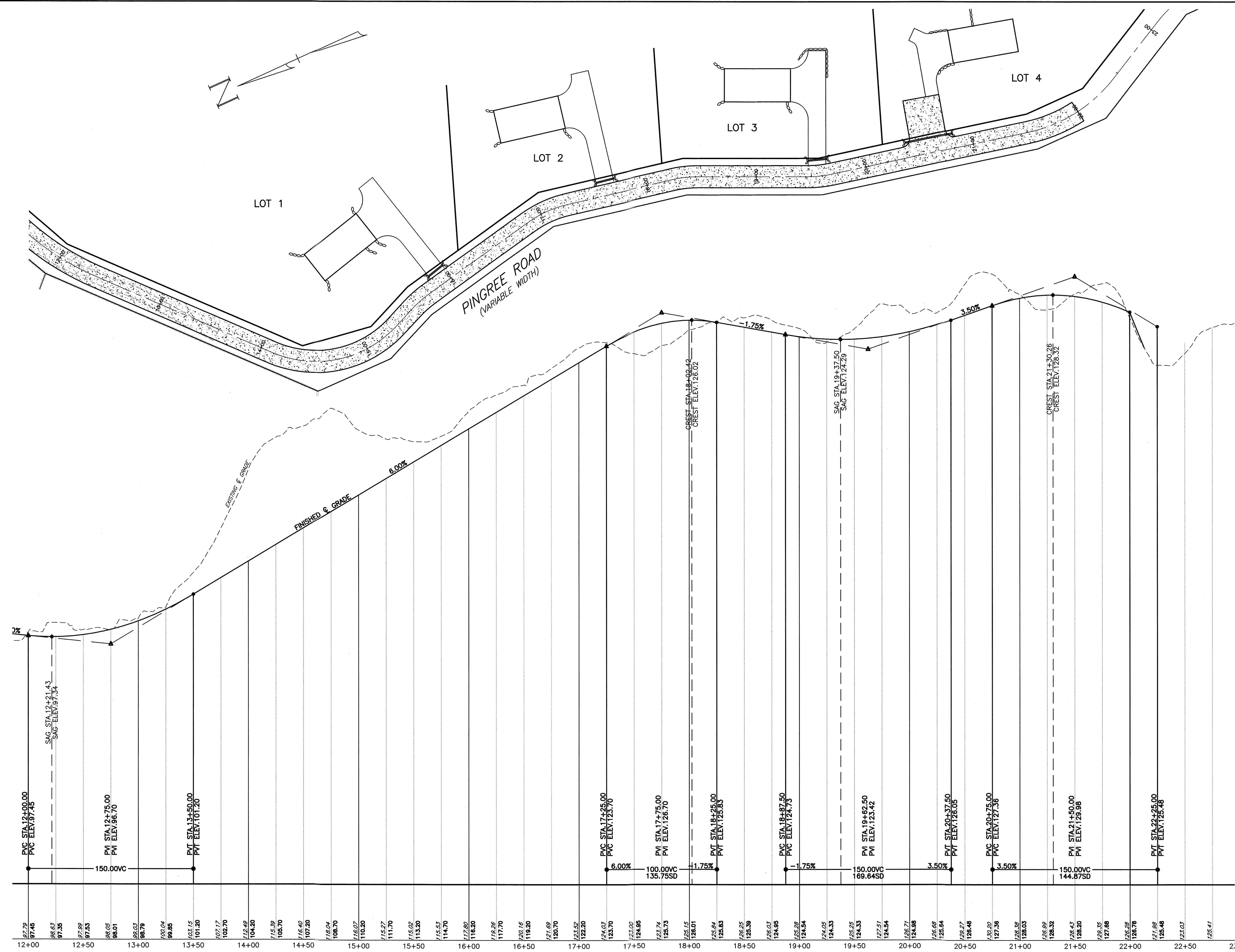
OWNER
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16 SCHOOL STREET
GEORGETOWN, MA 01833

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'		March 2, 2021	
GEORGETOWN PLANNING BOARD		Application Filed: _____	
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_____		PLAN & PROFILE SHEET 1	
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M:\GEO33\RWL_Pingree\MAVD86.dwg, 3/3/2021 3:10:21 PM, TC

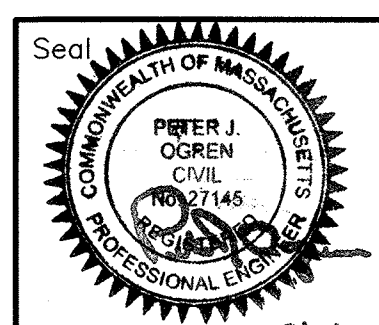


PINGREE ROAD PROFILE
SCALE: 1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

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HAYES ENGINEERING, INC.

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0' 20' 40' 80' 120'

ROADWAY IMPROVEMENT PLAN
PINGREE ROAD
GEORGETOWN, MASS.

OWNER
JAMES TOLMAN
16 SCHOOL STREET
GEORGETOWN, MA 01833

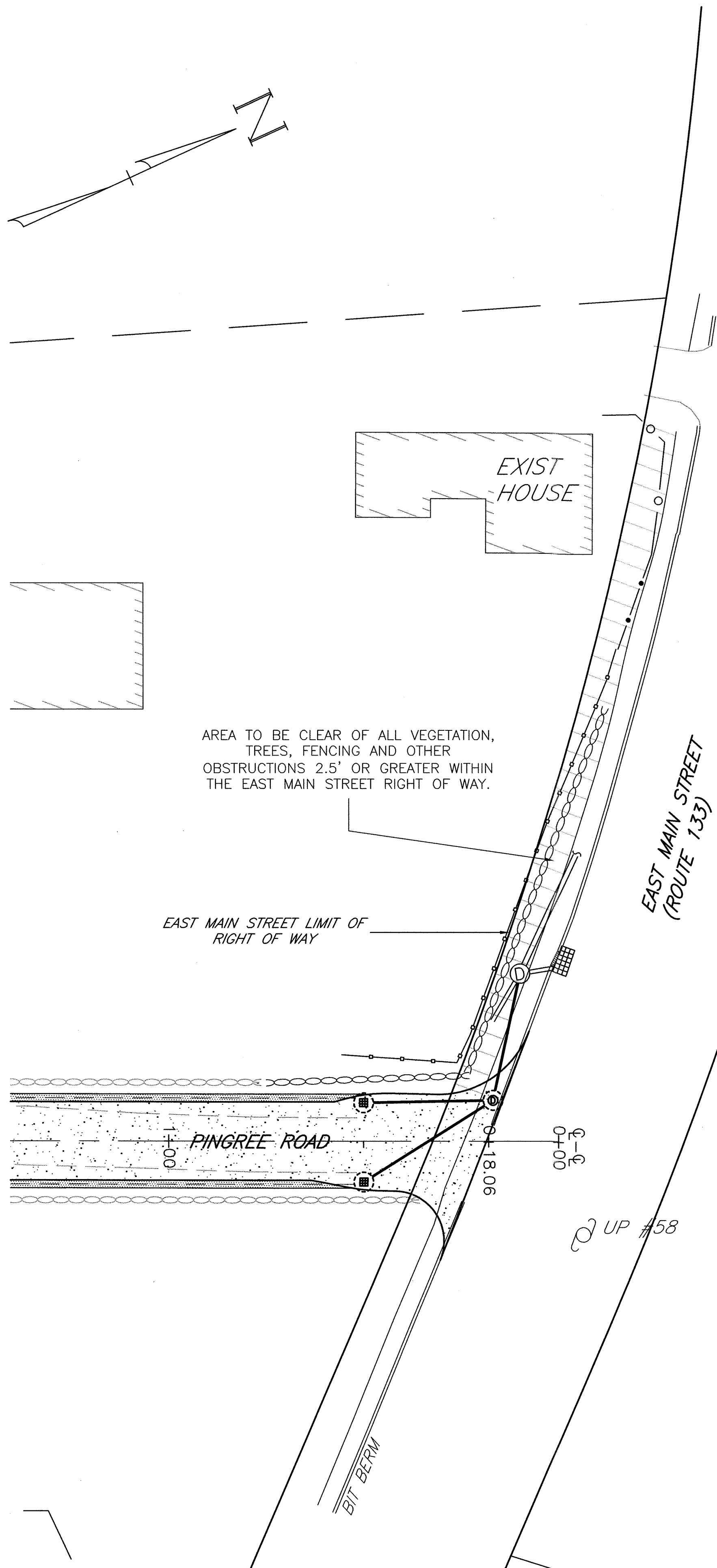
Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' March 2, 2021

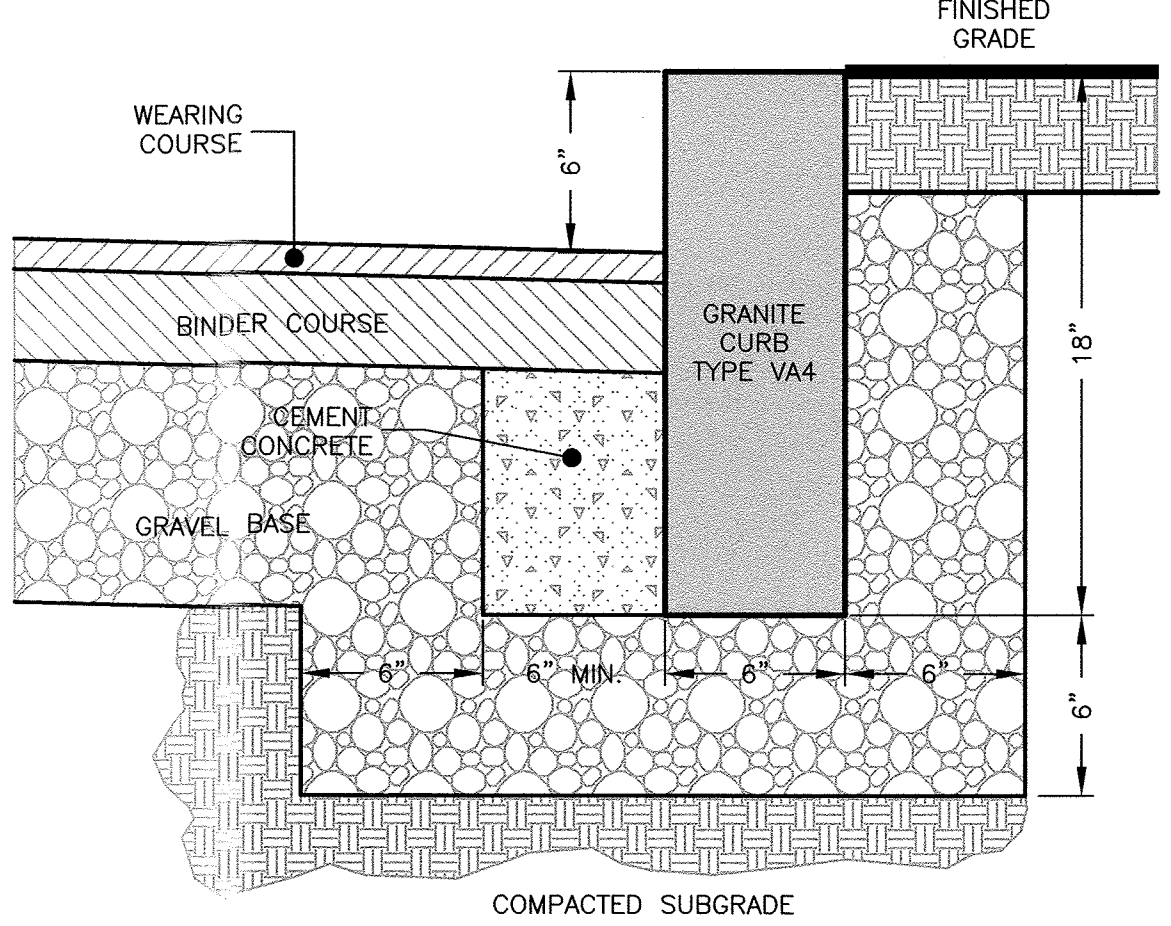
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PLANNING BOARD

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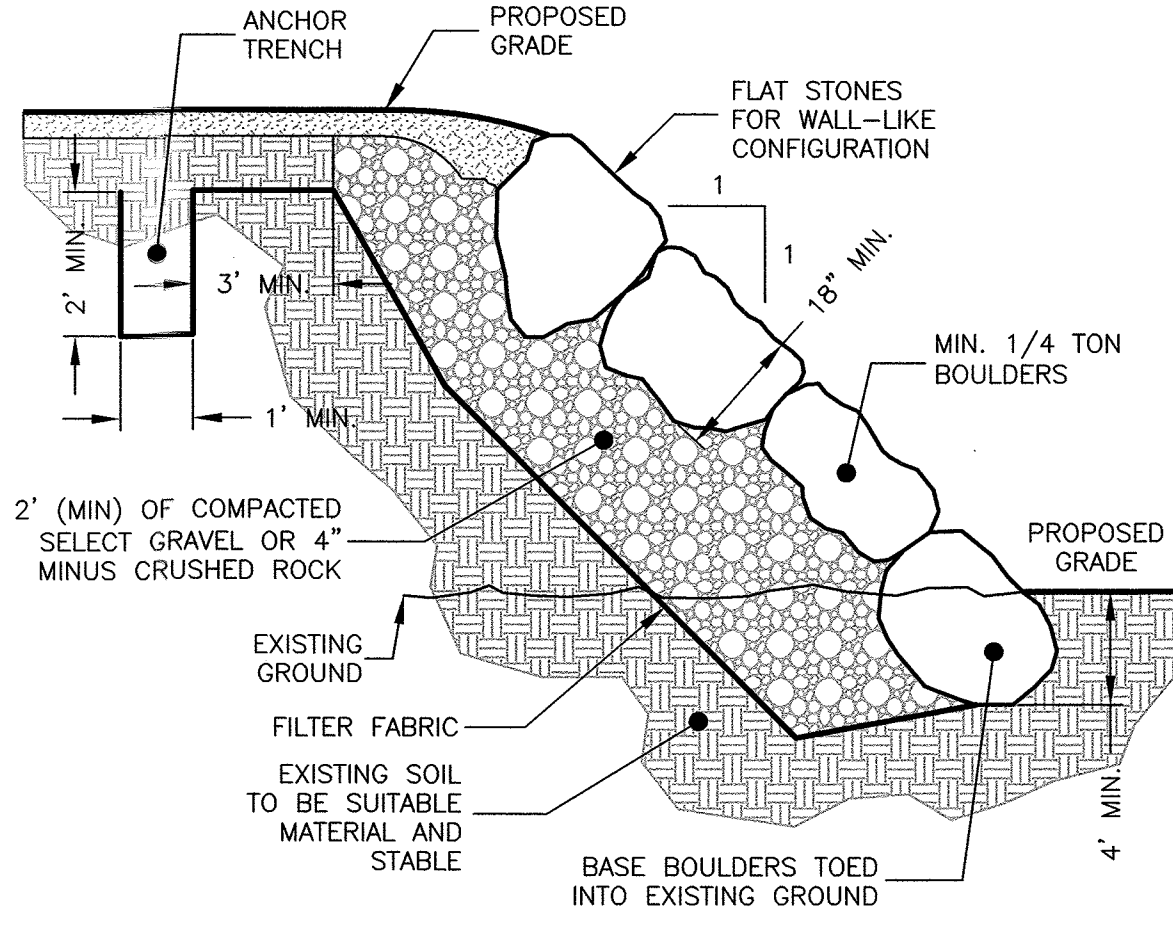
PLAN & PROFILE SHEET 2
SHEET 5 OF 6



SITE DISTANCE IMPROVEMENT DETAIL
SCALE: 1"=20'

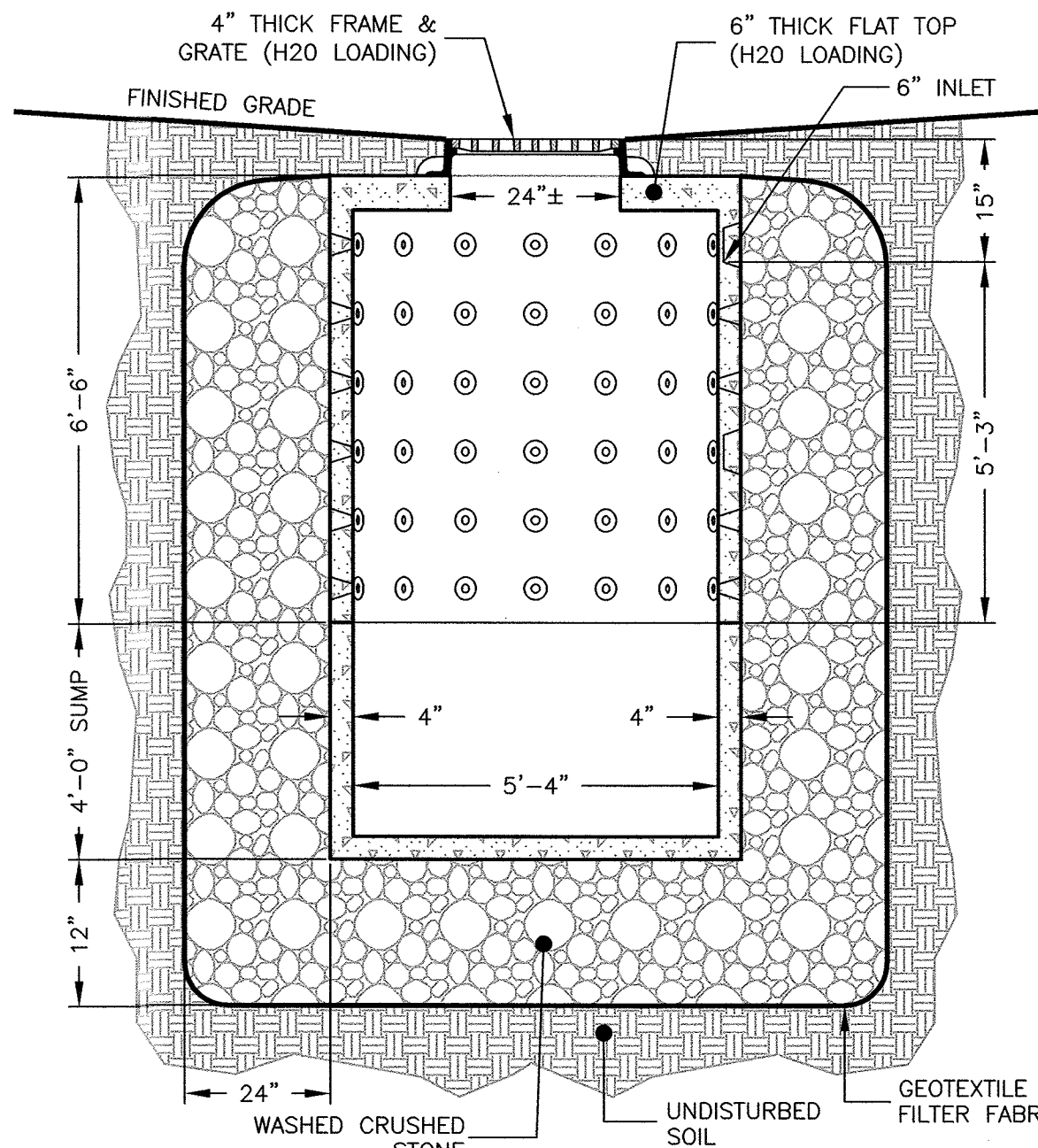


VERTICAL GRANITE CURB
NOT TO SCALE

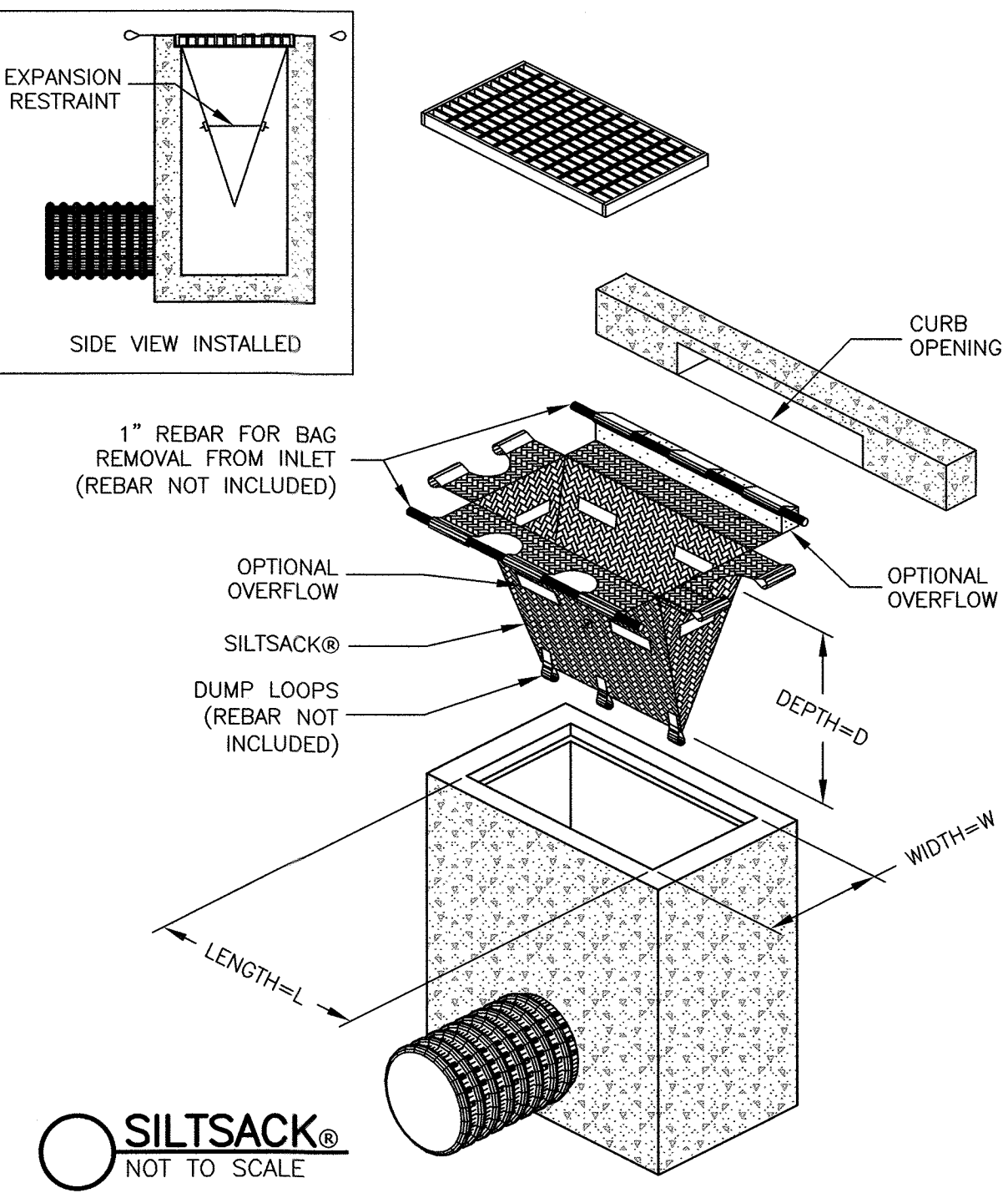


1:1 RIPRAP SLOPE
NOT TO SCALE

NOTES:
1. AREAS TO BE PROTECTED BY REVELMENT SHALL BE FREE OF BRUSH, TREES, STUMPS & OTHER ORGANIC MATERIAL & BE DRESSED TO A SMOOTH SURFACE. ALL SOFT OR SPONGY MATERIAL SHALL BE REMOVED TO THE DEPTH SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER & REPLACED WITH APPROVED MATERIALS.
2. THE STONES SHALL BE PLACED UPON AN APPROVED BED TO LINES & GRADES SHOWN ON PLAN. EACH STONE SHALL BE CAREFULLY PLACED BY HAND OR MACHINE, ON A PREPARED BED NORMAL TO THE SLOPE AND FIRMLY BEDDED THEREON. THE LARGE STONES SHALL BE PLACED CLOSELY TOGETHER & THE INTERVENING SPACES FILLED WITH SMALLER STONES IN SUCH A MANNER THAT THE ENTIRE SURFACE WILL FORM A COMPACT MASS.



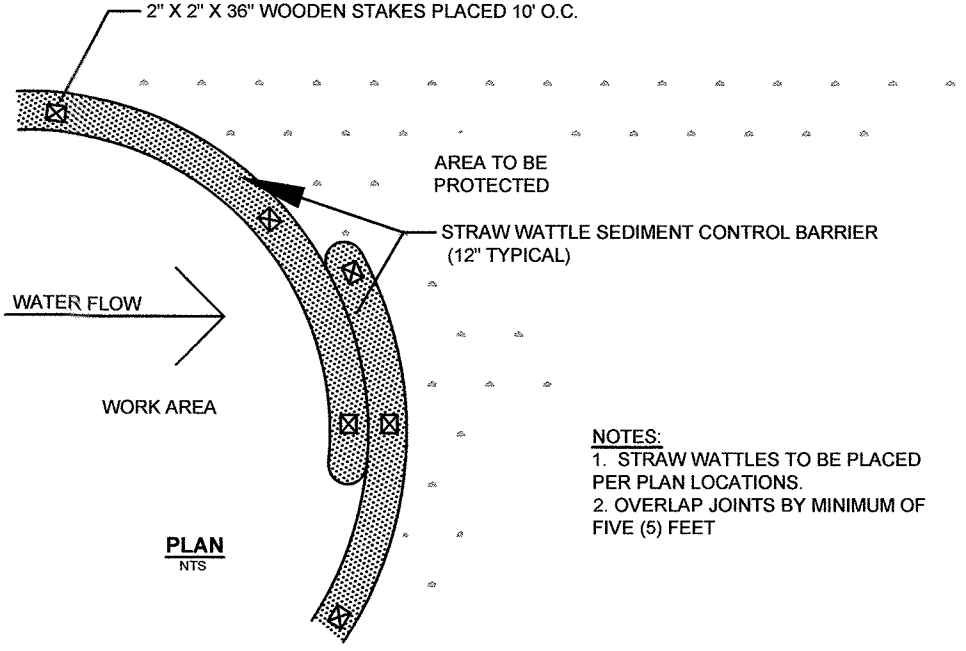
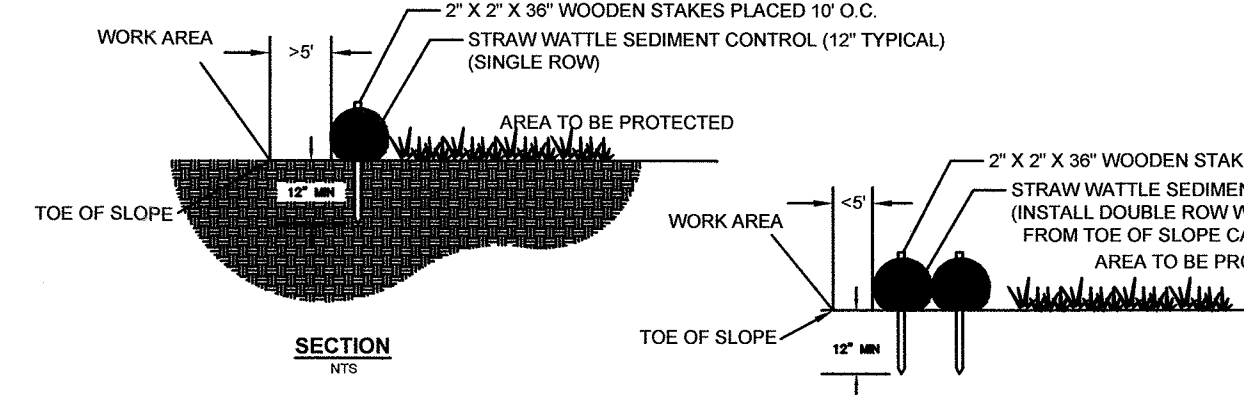
LEACHING CATCH BASIN
NOT TO SCALE



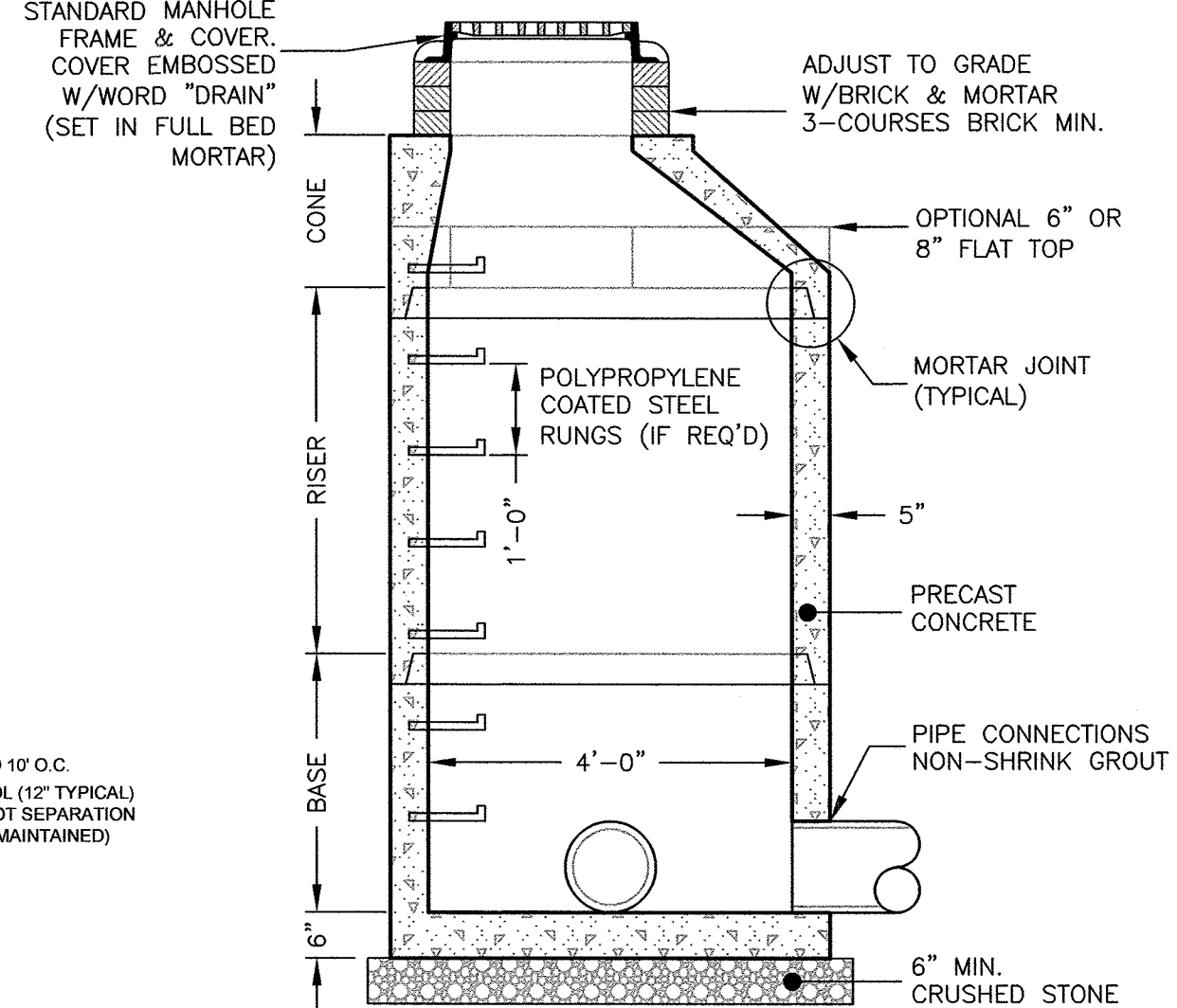
INFILTRATION TRENCH DETAIL
NOT TO SCALE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

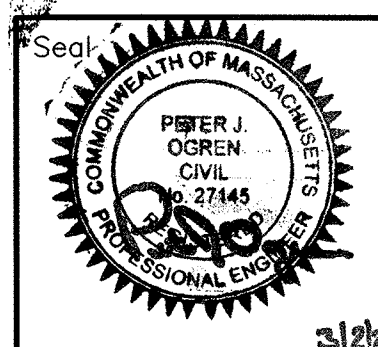


STRAW WATTLE SEDIMENT CONTROL
NTS



PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



Hayes

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PINGREE ROAD
GEORGETOWN, MASS.**

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www.hayeseng.com

Scale: 1"=AS NOTED
March 2, 2021

GEORGETOWN PLANNING BOARD

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DETAIL SHEET

SHEET 6 OF 6

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