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OFFERING MEMORANDUM

55 PULASKI STREET

55 PULASKI STREET, PEABODY MA 01960

55 Pulaski Street

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1-15-2023-MILL VIEW DEVELOPMENT
STUDY (ROAD HOUSE)

Site Development - 55 Pulaski

Added Conditions

Herrick Lutts Realty Partners

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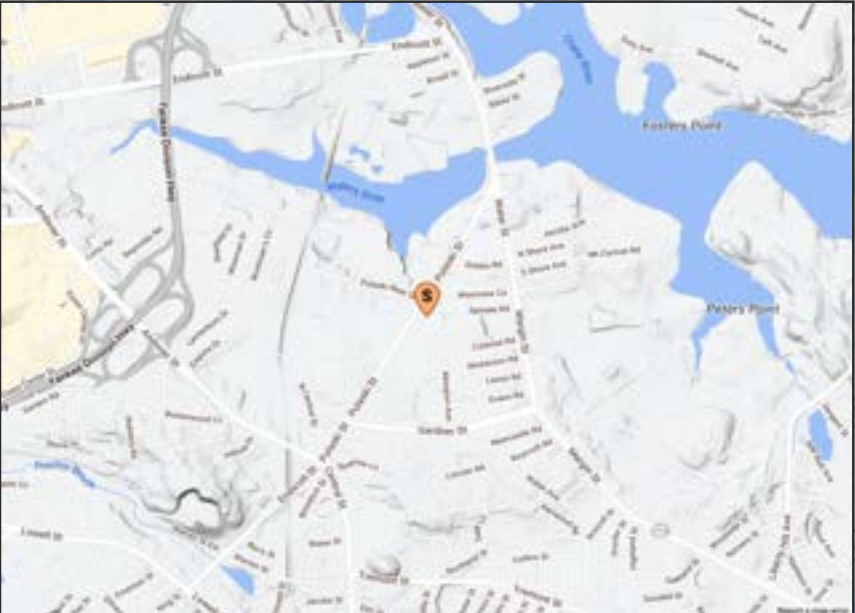
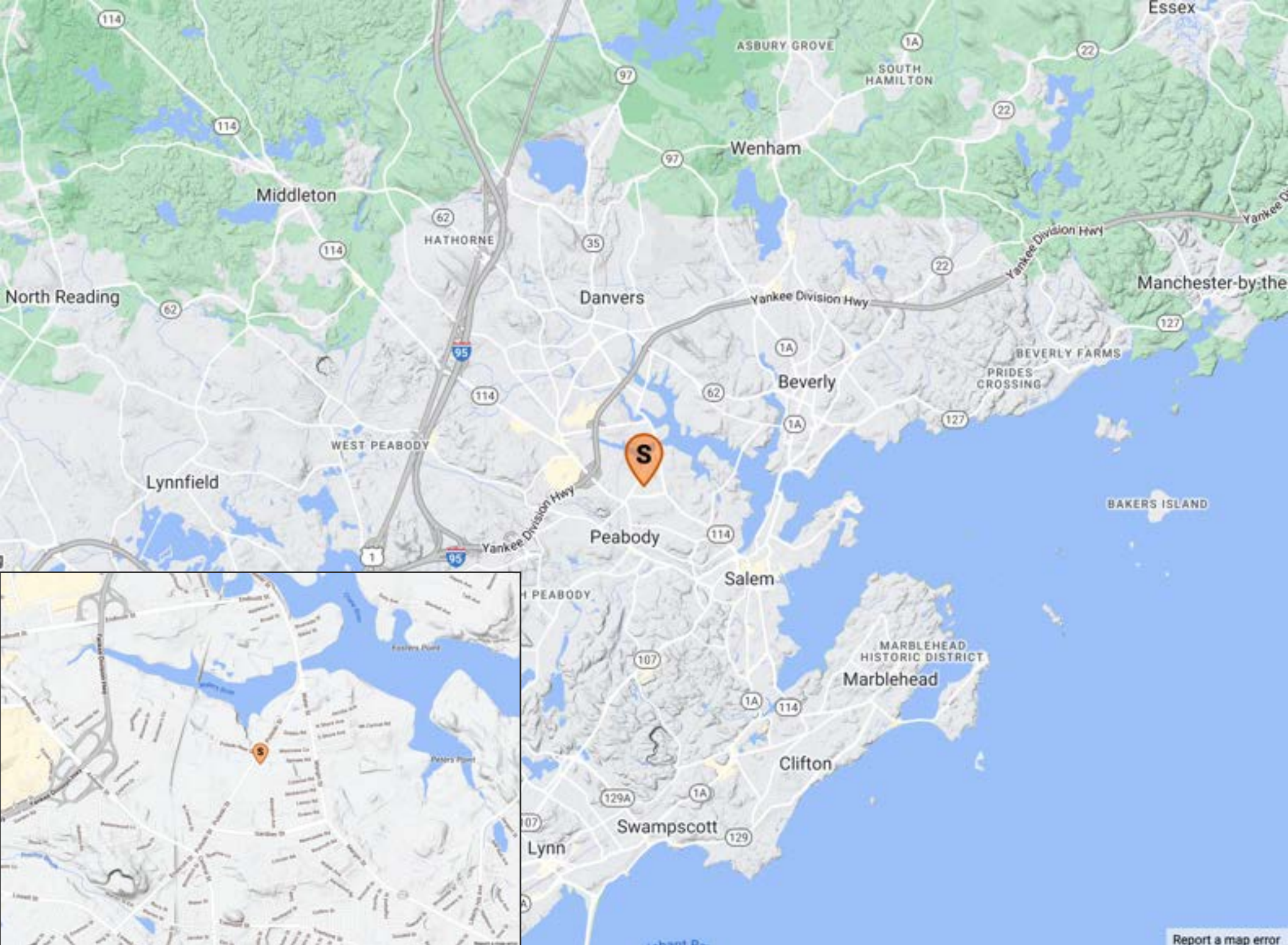


5 Briscoe Street, Beverly, MA 01915



01 Executive Summary
.....
Location Summary

55 PULASKI STREET



[Report a map error](#)



02 Property Description

- Property Features
- Aerial Map
- Parcel Map

PROPERTY FEATURES

LAND SF **100,188**

LAND ACRES **2.3**

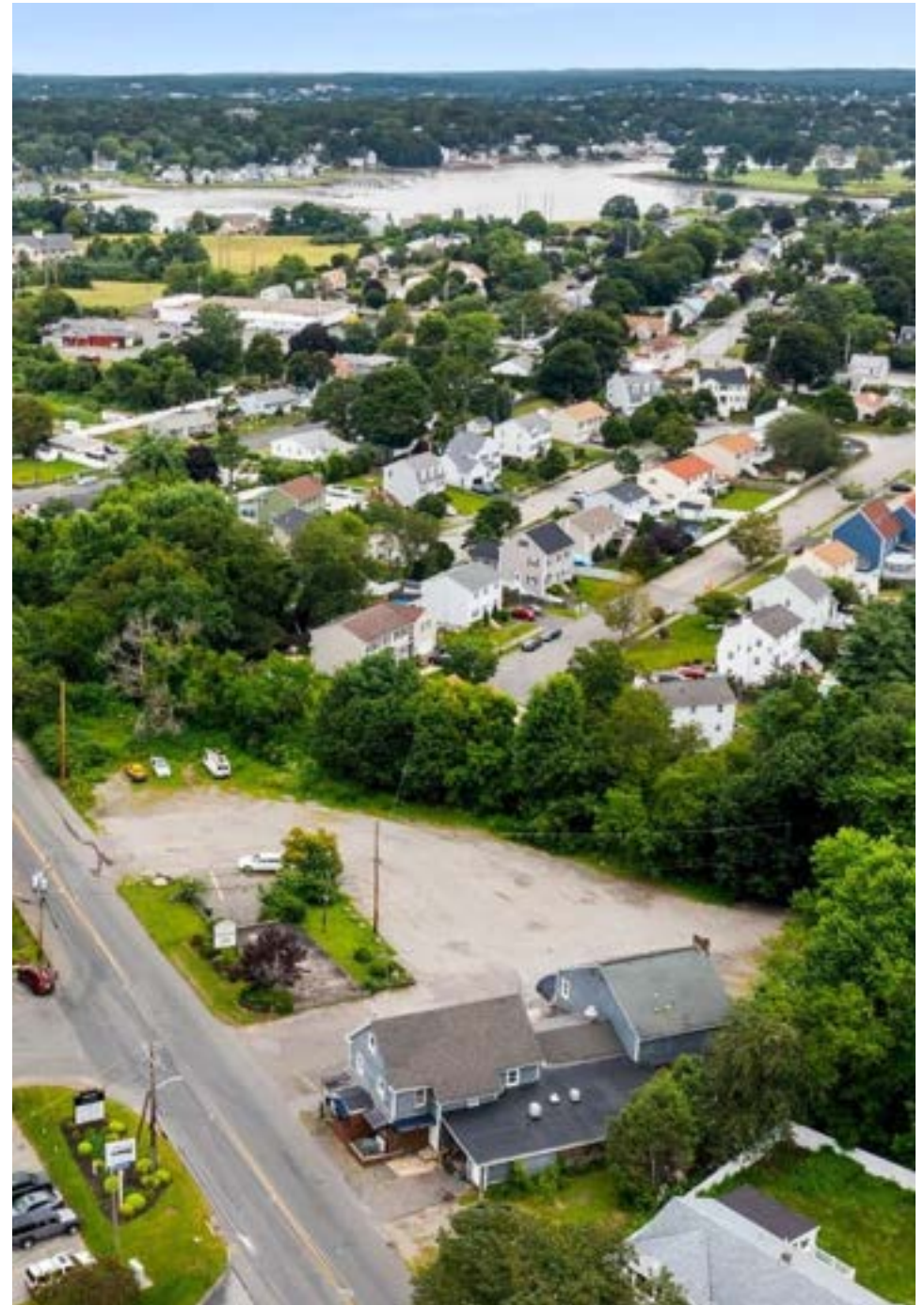
OF PARCELS **1**

ZONING TYPE **R1A**

APPROVED UNITS **22**

MARKET RATE UNITS **19**

AFFORDABLE UNITS **3**





[Report a map error](#)



03

Demographics

Demographics

Demographic Charts

55 PULASKI STREET

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,925	106,356	220,096
2010 Population	13,279	108,325	224,984
2022 Population	14,451	117,769	245,651
2027 Population	14,475	118,672	246,985
2022 African American	788	4,684	10,909
2022 American Indian	49	279	1,012
2022 Asian	297	3,035	7,860
2022 Hispanic	2,228	16,259	38,869
2022 Other Race	1,513	8,688	21,835
2022 White	10,078	90,063	182,463
2022 Multiracial	1,722	10,980	21,487
2022-2027: Population: Growth Rate	0.15 %	0.75 %	0.55 %
2022 HOUSEHOLD INCOME			
	1 MILE	3 MILE	5 MILE
less than \$15,000	630	5,604	8,449
\$15,000-\$24,999	514	3,574	6,128
\$25,000-\$34,999	380	3,176	5,235
\$35,000-\$49,999	506	4,213	7,537
\$50,000-\$74,999	1,069	7,878	13,364
\$75,000-\$99,999	783	6,666	12,015
\$100,000-\$149,999	1,085	9,518	18,012
\$150,000-\$199,999	603	5,621	12,364
\$200,000 or greater	488	5,432	14,986
Median HH Income	\$72,730	\$79,155	\$90,885
Average HH Income	\$99,079	\$108,279	\$128,389

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,661	45,848	89,770
2010 Total Households	5,799	47,174	90,996
2022 Total Households	6,059	51,682	98,089
2027 Total Households	6,104	52,478	99,365
2022 Average Household Size	2.35	2.24	2.43
2000 Owner Occupied Housing	2,541	24,623	56,499
2000 Renter Occupied Housing	2,993	19,839	30,605
2022 Owner Occupied Housing	3,002	27,876	61,134
2022 Renter Occupied Housing	3,057	23,806	36,955
2022 Vacant Housing	226	2,603	4,884
2022 Total Housing	6,285	54,285	102,973
2027 Owner Occupied Housing	3,127	29,023	62,985
2027 Renter Occupied Housing	2,976	23,455	36,380
2027 Vacant Housing	230	2,556	4,872
2027 Total Housing	6,334	55,034	104,237
2022-2027: Households: Growth Rate	0.75 %	1.55 %	1.30 %



Source: esri

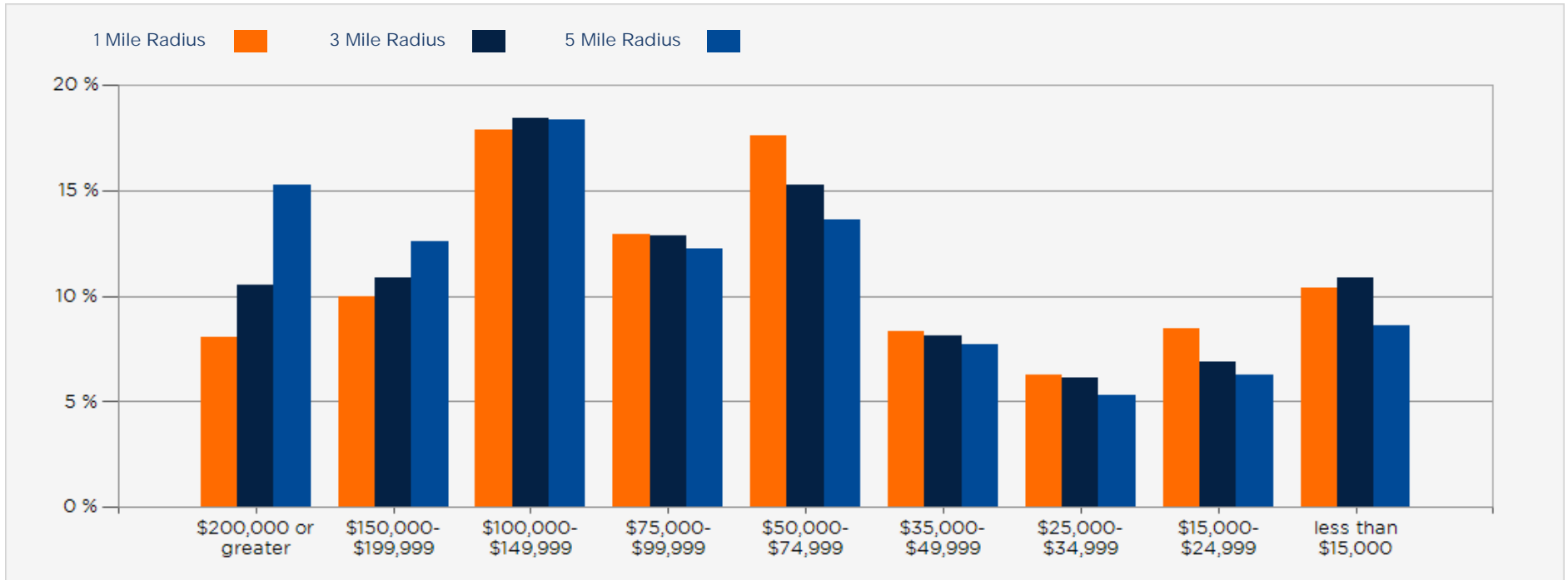
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	915	8,656	15,948
2022 Population Age 35-39	1,008	8,260	15,425
2022 Population Age 40-44	1,044	7,780	15,197
2022 Population Age 45-49	850	7,015	14,366
2022 Population Age 50-54	1,023	7,763	16,057
2022 Population Age 55-59	947	7,874	16,894
2022 Population Age 60-64	955	7,890	17,139
2022 Population Age 65-69	853	6,986	15,372
2022 Population Age 70-74	813	6,017	13,167
2022 Population Age 75-79	612	4,549	9,489
2022 Population Age 80-84	444	3,397	6,629
2022 Population Age 85+	552	3,978	7,564
2022 Population Age 18+	11,961	96,666	199,128
2022 Median Age	44	43	43

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,430	\$83,107	\$89,895
Average Household Income 25-34	\$105,730	\$108,377	\$118,225
Median Household Income 35-44	\$91,737	\$101,577	\$112,674
Average Household Income 35-44	\$120,094	\$129,923	\$149,430
Median Household Income 45-54	\$101,531	\$105,919	\$121,704
Average Household Income 45-54	\$125,205	\$134,080	\$163,280
Median Household Income 55-64	\$86,080	\$92,821	\$110,866
Average Household Income 55-64	\$112,464	\$122,168	\$151,425
Median Household Income 65-74	\$54,834	\$64,125	\$75,911
Average Household Income 65-74	\$82,763	\$93,944	\$112,345
Average Household Income 75+	\$52,201	\$64,101	\$74,566

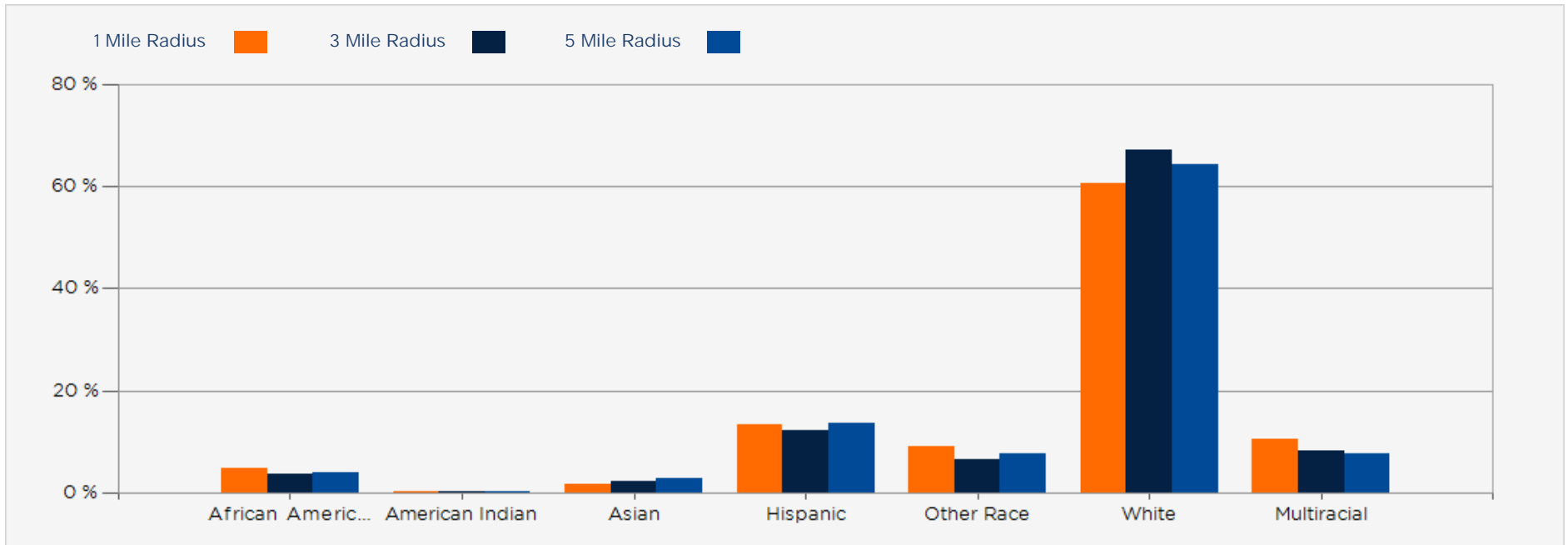
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	960	7,881	15,413
2027 Population Age 35-39	939	8,590	16,570
2027 Population Age 40-44	1,024	8,007	15,823
2027 Population Age 45-49	996	7,622	15,222
2027 Population Age 50-54	847	6,913	14,279
2027 Population Age 55-59	985	7,442	15,598
2027 Population Age 60-64	897	7,250	15,582
2027 Population Age 65-69	919	7,205	15,667
2027 Population Age 70-74	805	6,405	13,964
2027 Population Age 75-79	706	5,414	11,596
2027 Population Age 80-84	544	4,227	8,396
2027 Population Age 85+	589	4,332	8,357
2027 Population Age 18+	12,068	98,427	202,379
2027 Median Age	45	43	44

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,982	\$93,081	\$101,207
Average Household Income 25-34	\$123,639	\$126,276	\$137,559
Median Household Income 35-44	\$105,374	\$113,040	\$128,258
Average Household Income 35-44	\$141,268	\$151,080	\$171,609
Median Household Income 45-54	\$110,882	\$117,047	\$137,348
Average Household Income 45-54	\$145,597	\$155,151	\$185,074
Median Household Income 55-64	\$102,624	\$107,064	\$127,973
Average Household Income 55-64	\$133,287	\$144,046	\$175,260
Median Household Income 65-74	\$60,970	\$76,420	\$89,762
Average Household Income 65-74	\$100,053	\$114,077	\$136,243
Average Household Income 75+	\$61,696	\$79,226	\$93,780

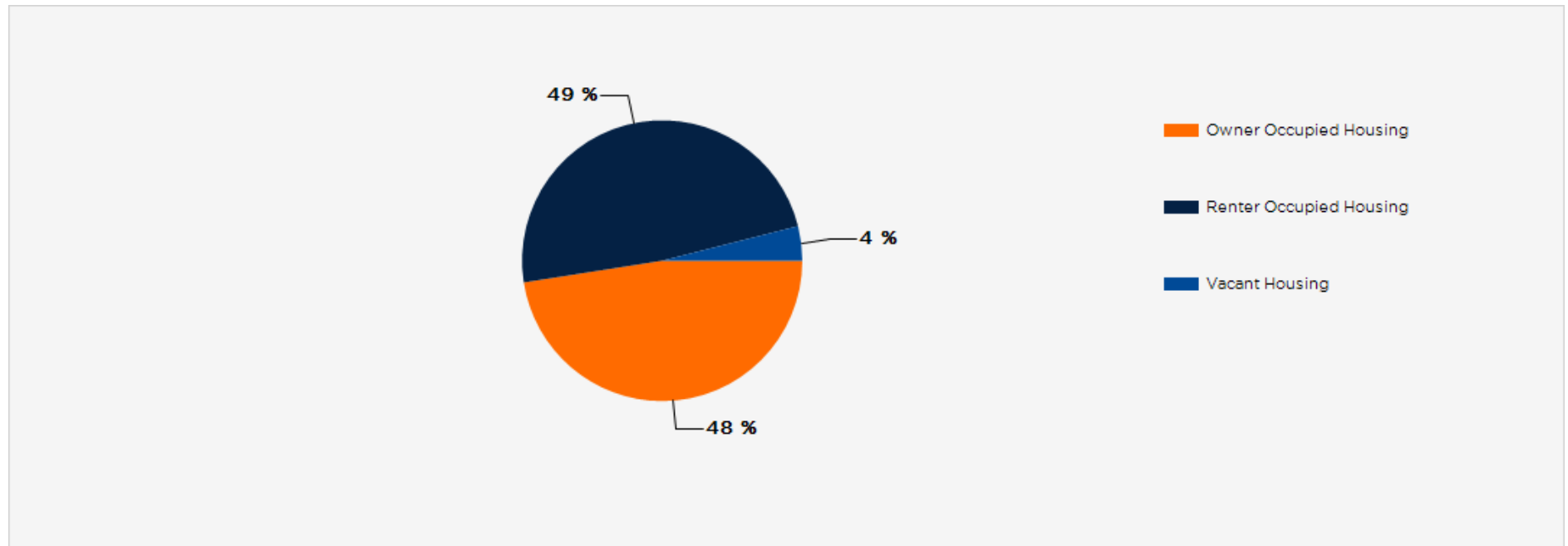
2022 Household Income



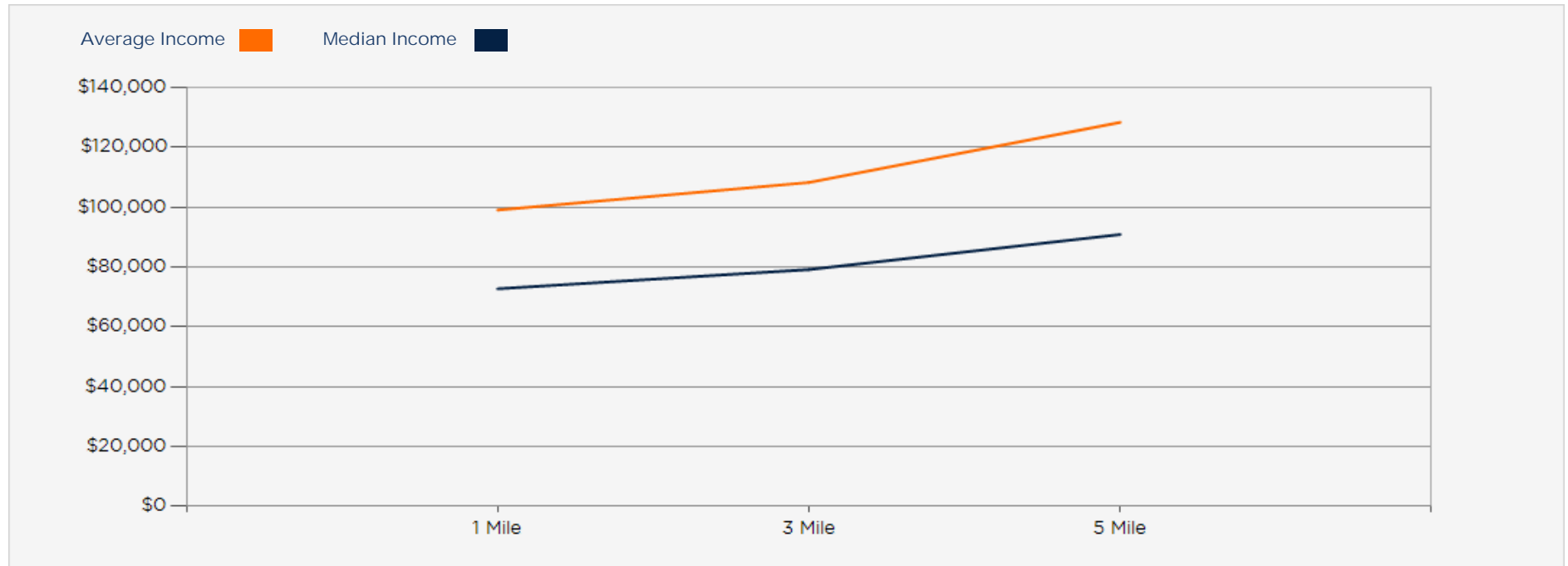
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





04 Company Profile
Advisor Profile



Nicholas Zolotas

Realtor

Herrick Lutts Realty Partners are a group of highly self-motivated individuals with a distinguished background in delivering high quality service to their customers. Having been in the real estate business for over a combined total of 68 years, our team knows how to successfully carry out real estate transactions by effectively applying our experience, systems, and proven marketing to each and every property. Thousands of clients served.



05

55 Pulaski Development

55 Pulaski - Environmental

1-15-2023-MILL VIEW DEVELOPMENT
STUDY (ROAD HOUSE)

Site Development - 55 Pulaski

Added Conditions

August 22, 2023

Mr. Peter Noe
55 Pulaski Street
Peabody, MA 01960

RE: 55 Pulaski Street
Peabody, Massachusetts 01960

Dear Mr. Noe:

Attached is an electronic copy of the ASTM Phase I– Environmental Site Assessment prepared for the above referenced property. The Property located at 55 Pulaski Street in Peabody, Massachusetts has been evaluated for the presence of “recognized environmental conditions” in accordance with the general processes of the ASTM E1527-21 Standard Practice for Environmental Site Assessments. The Property history was reviewed and no “*recognized environmental conditions* (RECs) were identified. Therefore, GFS does not recommend further assessment of the Property.

Please contact me with any questions.

Sincerely,
GEOLOGICAL FIELD SERVICES, INC.



Luke Fabbri
President, LSP

Report Prepared by:



Patricia M. Donahue
Environmental Professional

EXECUTIVE SUMMARY

The Property at 55 Pulaski Street in Peabody, Massachusetts (Map 53, Parcel 29) has been evaluated for the presence of reportable releases of oil and/or hazardous materials in accordance with the Massachusetts Contingency Plan (MCP) and “*recognized environmental conditions*” (RECs) in accordance with the general processes of the American Society for Testing and Materials (ASTM) E1527-21 Phase I Standard Practice for Environmental Site Assessments (Phase I). The Property history was reviewed, and **no** RECs were identified. RECs as defined in ASTM E1527-21 do not include *de minimis* conditions. Therefore, no further investigation is recommended.

The Property evaluated is a 2.3-acre triangular shaped lot in north Peabody. The Property is bounded on the west by Pulaski Street and the north, south and east by single family residences. A small part of the northern portion of the Property is within the 100 foot buffer zone of an off-property wetland. West of Pulaski Street are former mill buildings converted to commercial use and beyond that is an industrial park. Tanneries and associated businesses have occupied property west of Pulaski Street adjacent to the Waters River.

The Property is improved with a two-story building occupied by the Roadhouse Restaurant & Pub and an underground garage adjacent to Pulaski Street. A paved parking lot covers much of the rest of the Property. Vegetation is along the eastern perimeter of the Property. City records indicate the building was constructed c. 1920 and has been occupied by a series of restaurants since at least 1941. An apartment occupied the second floor at one time but is currently used for storage. The garage, with an address of 57 Pulaski Street, has been occupied by auto body repair businesses (1947, 1957), a carpenter (1950), auto repair shop (1961) and acoustical engineering (1969). A limousine service operated from the Property during approximately 2000 to 2020. Currently the garage is used for storage and repair.

The Property is connected to municipal water and sewer. Electrical and communication lines are above ground from Pulaski Street and cross the Property. The restaurant and garage are heated with natural gas.

The Fire Department had an oil burner permit dated 1952 for Bert’s Auto Body at 57 Pulaski Street. The permit indicates a 275 gallon above ground tank (AST). There are no other records of oil or hazardous material storage at the Property.

There are no Environmental Data Resources (EDR) listings for the Property. The EDR report has 22 listings on 6 properties within 1/8 mile of the Property, all of which are on the west side of Pulaski Street. Within those listings are five State Hazardous Waste Sites (SHWS) within 1/8 mile of the Property which are summarized in Section 4 of this report. The state release sites are all downgradient of the Property and are related to historic uses which include tannery operations, drum reclamation, and power generation along the Waters River. All the sites are closed and are not expected to impact the Property.

RECs as defined in ASTM E 1527 do not include *de minimis* conditions. Based on the data collected during this Phase I environmental site assessment, **no** RECs as defined in *ASTM E 1527-21* have been identified at the Property. Therefore, further assessment is not recommended.

1.0 INTRODUCTION

Geological Field Services, Inc. (GFS) has been retained by Peter Noe of Peabody, Massachusetts to evaluate existing and potential environmental issues within the scope of Massachusetts General Law (MGL) Chapter 21E and the Massachusetts Contingency Plan (MCP) 310 CMR 40.000 for the property located at 55 Pulaski Street in Peabody, Massachusetts (the Property). Figure 1 shows the Property locus on Google Earth and Figure 2 is a copy of the City of Peabody's Assessors Map.

Purpose

The objectives of this Phase I Environmental Site Assessment (Phase I) were to determine the potential for a reportable release of oil and/or hazardous materials at the Property in accordance with the MCP and Chapter 21E and to identify, to the extent feasible, any RECs in accordance with the general processes of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. A "REC" is defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release of such substances within the provisions of state and federal rules regarding hazardous substances or petroleum products.

Scope of Work

The Phase I Scope of Work included a file review of local, state, and federal records, site reconnaissance visits, and report preparation. This Phase I was prepared in accordance with generally accepted industry practices. The available property history information was reviewed and the potential for generation, use, treatment, storage, and disposal of oil and/or hazardous materials for current and former site operations estimated. The term hazardous materials is used in this report as defined under the U.S. Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 U.S.C., Section 9601, and the Resource Conservation and Recovery Act 42 U.S.C., Section 6921, Subtitle C.

Assumptions, Limitations and Exceptions

GFS has performed this Phase I in accordance with the scope and limitations of *ASTM Standard E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This report was prepared with no exceptions or deletions from ASTM Standard E 1527-21.

This Phase I has been prepared to assess a parcel of real estate with respect to the contaminants within the scope of CERCLA (42 U.S.C., Section 9601), and the MCP (310 CMR 40.0000). This Phase I is intended to permit Peter Noe to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. 9601(35)(B).

In defining a standard of good practice for conducting an environmental site assessment of a property, the goal is to identify RECs. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material of a future release to the environment. The term does include *de minimis conditions* that generally do not present a threat to human health or the environment and that would not be the subject of a response action if reported.

The ASTM Standard E 1527-21 does not encompass environmental sample collection or analytical testing of media including but not limited to asbestos containing materials, radon, lead-based paint, drinking water quality and indoor air quality, ground water, surface water or soil/sediment unless specified in this report.

The observations described in this report were made under the conditions stated herein. The findings presented in the report were based solely upon the services described in GFS's scope of services and not on scientific tasks or procedures beyond the scope of the described services. The information presented in this report was obtained from federal, state, and local officials, the parties herein referenced, and records maintained by government and/or local agencies. GFS did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Unless otherwise specified in the report, GFS did not perform physical, chemical, or biological testing or analyses to determine the presence of any hazardous constituents at the site.

The objective of this assessment was to provide environmental data for the evaluation of the Property located at 55 Pulaski Street in Peabody, Massachusetts. Further investigative property information, which was not available to GFS at the time of this assessment, may result in a modification of the findings stated in this report. This report has been prepared in accordance with generally accepted site assessment practices. No other warranty, expressed or implied, is made.

Special Terms and Conditions

This Phase I has been prepared to assist Peter Noe in evaluating the environmental condition of the Property. Only Peter Noe can rely upon this report unless otherwise specified by GFS.

Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-21, are not considered to significantly affect the ability to identify recognized environmental conditions that would alter the conclusions of this report.



MILL VIEW DEVELOPMENT
55 PULASKI STREET
PEABODY, MASS

MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com



1. General context:



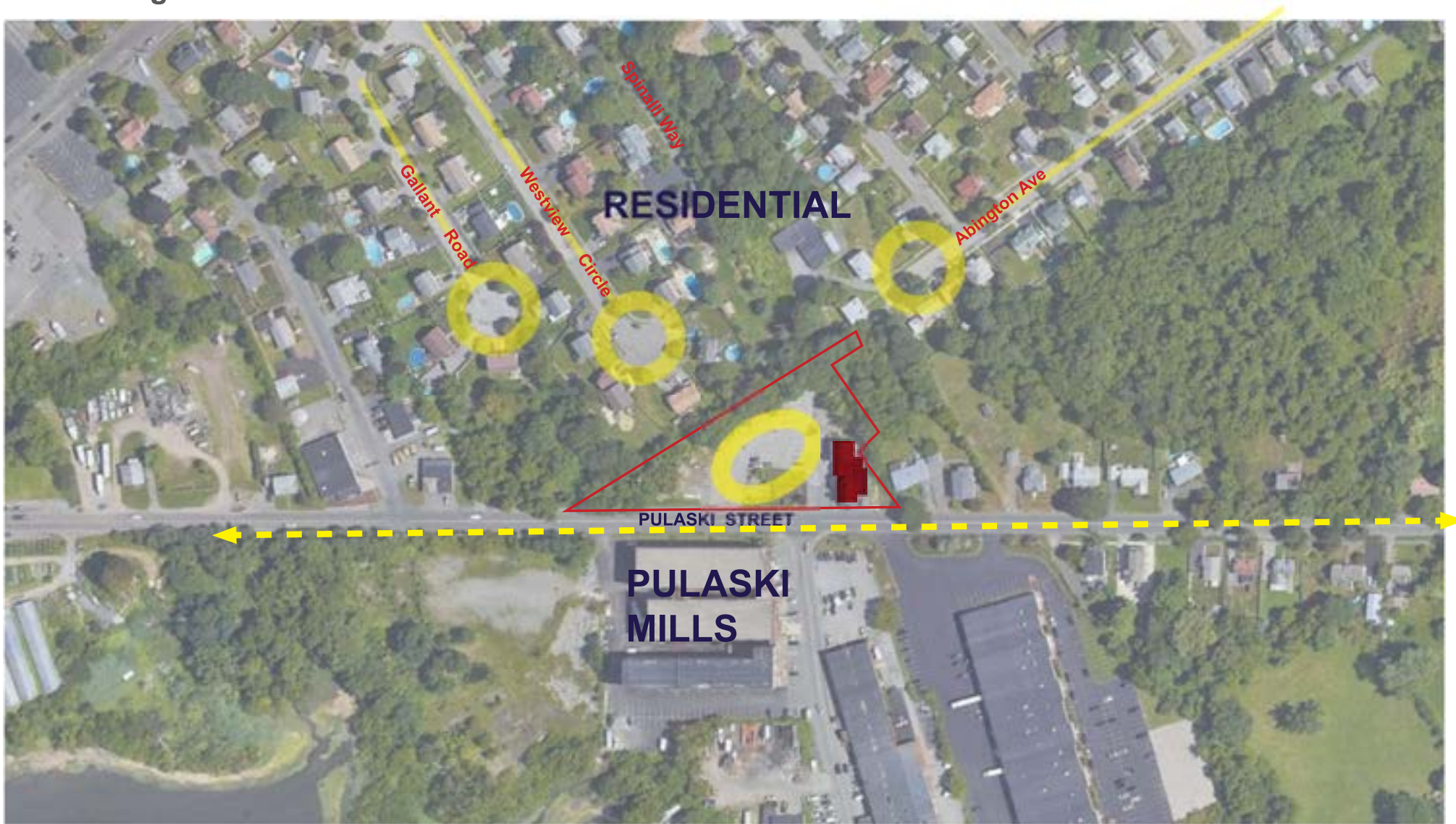
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 55 Pulaski Street
 Peabody, Ma 01960

DESIGN CONCEPT
 January - 2023

Joseph M Bettencourt, AIA
 principal
 14 north central street
 peabody, ma 01960
 508.527.4107
 jmbdesignstudio20@gmail.com



2. The neighborhood structure



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com

jmb
design studio

3

SITE DEVELOPMENT PERMIT PLAN

MILLVIEW

55 PULASKI STREET PEABODY, MASS.

SITE LAYOUT PLAN

Prepared For: 55 PULASKI STREET REALTY TRUST 55 PULASKI STREET PEABODY, MA 01960	Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Meola P.L.S. 104 Lowell St, Peabody MA 01960 (978) 531-8121
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SCALE: 1"=20'

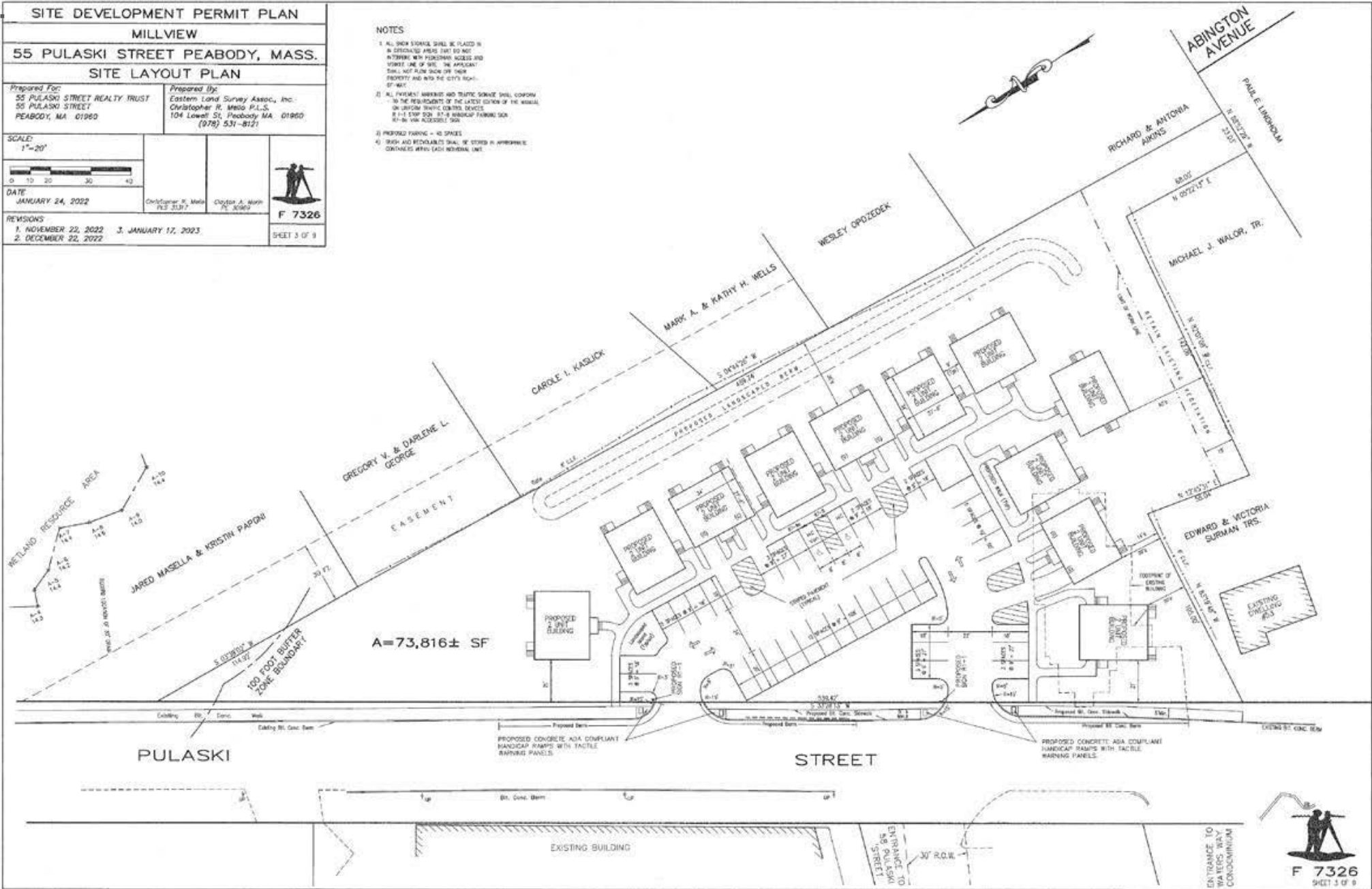
DATE: JANUARY 24, 2022

REVISIONS:
1. NOVEMBER 22, 2022 J. JANUARY 17, 2023
2. DECEMBER 22, 2022

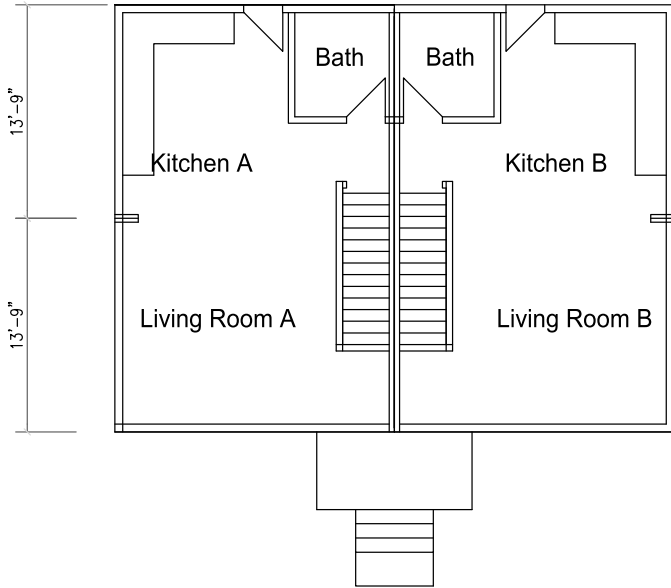
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SHEET 3 OF 9

NOTES

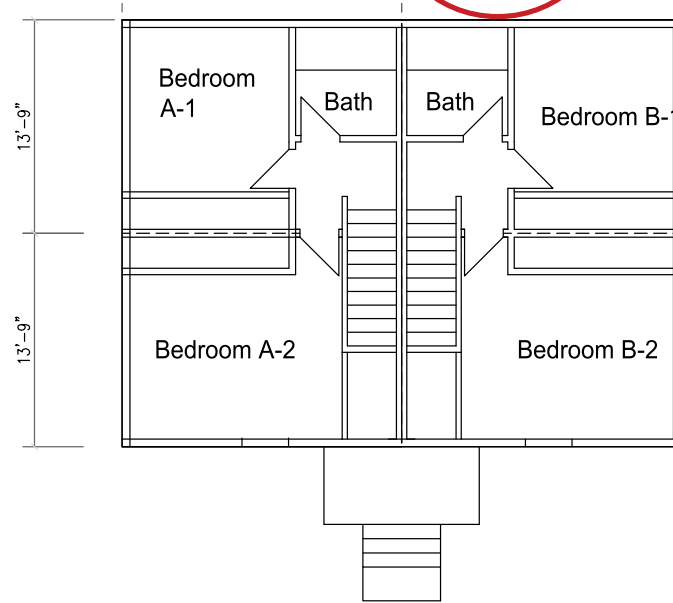
1. ALL SIGN STORAGE SHALL BE PLACED IN A DESIGNATED AREA THAT DO NOT INTERFERE WITH PARKING ACCESS AND TRAFFIC FLOW OF THE ADJACENT STREET. SIGNAGE SHALL BE PLACED ON THE PROPERTY AND NOT ON THE CITY'S SIDE OF THE WAY.
2. ALL PAVEMENT IMPROVEMENT AND TRAFFIC SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 8TH EDITION, CHAPTER 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 6AA, 6AB, 6AC, 6AD, 6AE, 6AF, 6AG, 6AH, 6AI, 6AJ, 6AK, 6AL, 6AM, 6AN, 6AO, 6AP, 6AQ, 6AR, 6AS, 6AT, 6AU, 6AV, 6AW, 6AX, 6AY, 6AZ, 6BA, 6BB, 6BC, 6BD, 6BE, 6BF, 6BG, 6BH, 6BI, 6BJ, 6BK, 6BL, 6BM, 6BN, 6BO, 6BP, 6BQ, 6BR, 6BS, 6BT, 6BU, 6BV, 6BW, 6BX, 6BY, 6BZ, 6CA, 6CB, 6CC, 6CD, 6CE, 6CF, 6CG, 6CH, 6CI, 6CJ, 6CK, 6CL, 6CM, 6CN, 6CO, 6CP, 6CQ, 6CR, 6CS, 6CT, 6CU, 6CV, 6CW, 6CX, 6CY, 6CZ, 6DA, 6DB, 6DC, 6DD, 6DE, 6DF, 6DG, 6DH, 6DI, 6DJ, 6DK, 6DL, 6DM, 6DN, 6DO, 6DP, 6DQ, 6DR, 6DS, 6DT, 6DU, 6DV, 6DW, 6DX, 6DY, 6DZ, 6EA, 6EB, 6EC, 6ED, 6EE, 6EF, 6EG, 6EH, 6EI, 6EJ, 6EK, 6EL, 6EM, 6EN, 6EO, 6EP, 6EQ, 6ER, 6ES, 6ET, 6EU, 6EV, 6EW, 6EX, 6EY, 6EZ, 6FA, 6FB, 6FC, 6FD, 6FE, 6FF, 6FG, 6FH, 6FI, 6FJ, 6FK, 6FL, 6FM, 6FN, 6FO, 6FP, 6FQ, 6FR, 6FS, 6FT, 6FU, 6FV, 6FW, 6FX, 6FY, 6FZ, 6GA, 6GB, 6GC, 6GD, 6GE, 6GF, 6GG, 6GH, 6GI, 6GJ, 6GK, 6GL, 6GM, 6GN, 6GO, 6GP, 6GQ, 6GR, 6GS, 6GT, 6GU, 6GV, 6GW, 6GX, 6GY, 6GZ, 6HA, 6HB, 6HC, 6HD, 6HE, 6HF, 6HG, 6HH, 6HI, 6HJ, 6HK, 6HL, 6HM, 6HN, 6HO, 6HP, 6HQ, 6HR, 6HS, 6HT, 6HU, 6HV, 6HW, 6HX, 6HY, 6HZ, 6IA, 6IB, 6IC, 6ID, 6IE, 6IF, 6IG, 6IH, 6II, 6IJ, 6IK, 6IL, 6IM, 6IN, 6IO, 6IP, 6IQ, 6IR, 6IS, 6IT, 6IU, 6IV, 6IW, 6IX, 6IY, 6IZ, 6JA, 6JB, 6JC, 6JD, 6JE, 6JF, 6JG, 6JH, 6JI, 6JJ, 6JK, 6JL, 6JM, 6JN, 6JO, 6JP, 6JQ, 6JR, 6JS, 6JT, 6JU, 6JV, 6JW, 6JX, 6JY, 6JZ, 6KA, 6KB, 6KC, 6KD, 6KE, 6KF, 6KG, 6KH, 6KI, 6KJ, 6KK, 6KL, 6KM, 6KN, 6KO, 6KP, 6KQ, 6KR, 6KS, 6KT, 6KU, 6KV, 6KW, 6KX, 6KY, 6KZ, 6LA, 6LB, 6LC, 6LD, 6LE, 6LF, 6LG, 6LH, 6LI, 6LJ, 6LK, 6LL, 6LM, 6LN, 6LO, 6LP, 6LQ, 6LR, 6LS, 6LT, 6LU, 6LV, 6LW, 6LX, 6LY, 6LZ, 6MA, 6MB, 6MC, 6MD, 6ME, 6MF, 6MG, 6MH, 6MI, 6MJ, 6MK, 6ML, 6MM, 6MN, 6MO, 6MP, 6MQ, 6MR, 6MS, 6MT, 6MU, 6MV, 6MW, 6MX, 6MY, 6MZ, 6NA, 6NB, 6NC, 6ND, 6NE, 6NF, 6NG, 6NH, 6NI, 6NJ, 6NK, 6NL, 6NM, 6NN, 6NO, 6NP, 6NQ, 6NR, 6NS, 6NT, 6NU, 6NV, 6NW, 6NX, 6NY, 6NZ, 6OA, 6OB, 6OC, 6OD, 6OE, 6OF, 6OG, 6OH, 6OI, 6OJ, 6OK, 6OL, 6OM, 6ON, 6OO, 6OP, 6OQ, 6OR, 6OS, 6OT, 6OU, 6OV, 6OW, 6OX, 6OY, 6OZ, 6PA, 6PB, 6PC, 6PD, 6PE, 6PF, 6PG, 6PH, 6PI, 6PJ, 6PK, 6PL, 6PM, 6PN, 6PO, 6PP, 6PQ, 6PR, 6PS, 6PT, 6PU, 6PV, 6PW, 6PX, 6PY, 6PZ, 6QA, 6QB, 6QC, 6QD, 6QE, 6QF, 6QG, 6QH, 6QI, 6QJ, 6QK, 6QL, 6QM, 6QN, 6QO, 6QP, 6QQ, 6QR, 6QS, 6QT, 6QU, 6QV, 6QW, 6QX, 6QY, 6QZ, 6RA, 6RB, 6RC, 6RD, 6RE, 6RF, 6RG, 6RH, 6RI, 6RJ, 6RK, 6RL, 6RM, 6RN, 6RO, 6RP, 6RQ, 6RR, 6RS, 6RT, 6RU, 6RV, 6RW, 6RX, 6RY, 6RZ, 6SA, 6SB, 6SC, 6SD, 6SE, 6SF, 6SG, 6SH, 6SI, 6SJ, 6SK, 6SL, 6SM, 6SN, 6SO, 6SP, 6SQ, 6SR, 6SS, 6ST, 6SU, 6SV, 6SW, 6SX, 6SY, 6SZ, 6TA, 6TB, 6TC, 6TD, 6TE, 6TF, 6TG, 6TH, 6TI, 6TJ, 6TK, 6TL, 6TM, 6TN, 6TO, 6TP, 6TQ, 6TR, 6TS, 6TT, 6TU, 6TV, 6TW, 6TX, 6TY, 6TZ, 6UA, 6UB, 6UC, 6UD, 6UE, 6UF, 6UG, 6UH, 6UI, 6UJ, 6UK, 6UL, 6UM, 6UN, 6UO, 6UP, 6UQ, 6UR, 6US, 6UT, 6UU, 6UV, 6UW, 6UX, 6UY, 6UZ, 6VA, 6VB, 6VC, 6VD, 6VE, 6VF, 6VG, 6VH, 6VI, 6VJ, 6VK, 6VL, 6VM, 6VN, 6VO, 6VP, 6VQ, 6VR, 6VS, 6VT, 6VU, 6VV, 6VW, 6VX, 6VY, 6VZ, 6WA, 6WB, 6WC, 6WD, 6WE, 6WF, 6WG, 6WH, 6WI, 6WJ, 6WK, 6WL, 6WM, 6WN, 6WO, 6WP, 6WQ, 6WR, 6WS, 6WT, 6WU, 6WV, 6WW, 6WX, 6WY, 6WZ, 6XA, 6XB, 6XC, 6XD, 6XE, 6XF, 6XG, 6XH, 6XI, 6XJ, 6XK, 6XL, 6XM, 6XN, 6XO, 6XP, 6XQ, 6XR, 6XS, 6XT, 6XU, 6XV, 6XW, 6XX, 6XY, 6XZ, 6YA, 6YB, 6YC, 6YD, 6YE, 6YF, 6YG, 6YH, 6YI, 6YJ, 6YK, 6YL, 6YM, 6YN, 6YO, 6YP, 6YQ, 6YR, 6YS, 6YT, 6YU, 6YV, 6YW, 6YX, 6YY, 6YZ, 6ZA, 6ZB, 6ZC, 6ZD, 6ZE, 6ZG, 6ZH, 6ZI, 6ZJ, 6ZK, 6ZL, 6ZM, 6ZN, 6ZO, 6ZP, 6ZQ, 6ZR, 6ZS, 6ZT, 6ZU, 6ZV, 6ZW, 6ZX, 6ZY, 6ZZ
3. PROPOSED PARKING - 40 SPACES
4. SIGN AND SIGNAGE SHALL BE STORED IN APPROPRIATE CONTAINERS WITH LASH NECKERS, ETC.



UNIT-A

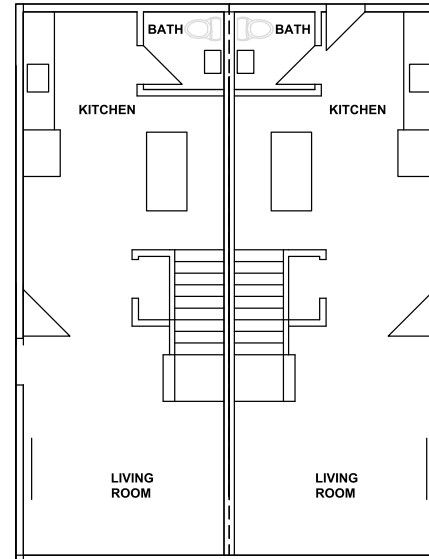
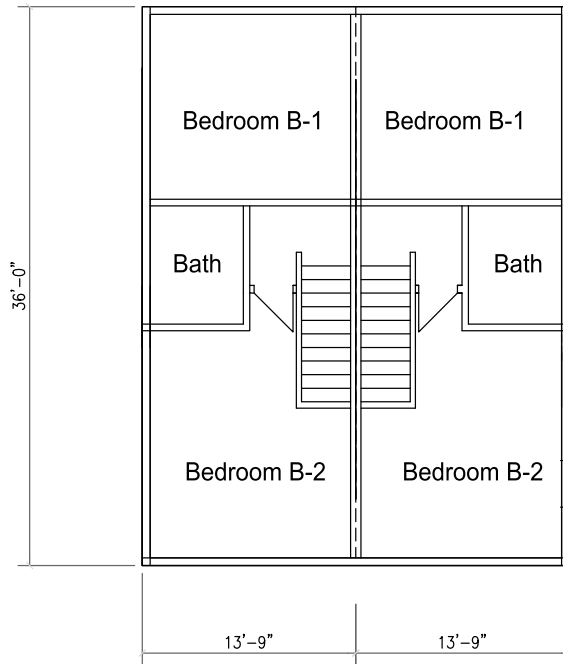


FIRST FLOOR PLAN



SECOND FLOOR PLAN 550 GSF

UNIT-B



4. Aerial View of Proposed Project - 22 Units



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com

jmb
design studio

5. Birds Eye View



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

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jmb
design studio

6. Birds Eye View



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
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jmbdesignstudio20@gmail.com

jmb
design studio

7. Proposed Entry View From Pulaski Street



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com

jmb
design studio

8. Proposed Main Entry View From Pulaski Street



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com

jmb
design studio

9. View of Proposed Courtyard



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com

jmb
design studio

10. View of Proposed Courtyard



MILL VIEW DEVELOPMENT STUDY:
55 Pulaski Street
Peabody, Ma 01960

DESIGN CONCEPT
January - 2023

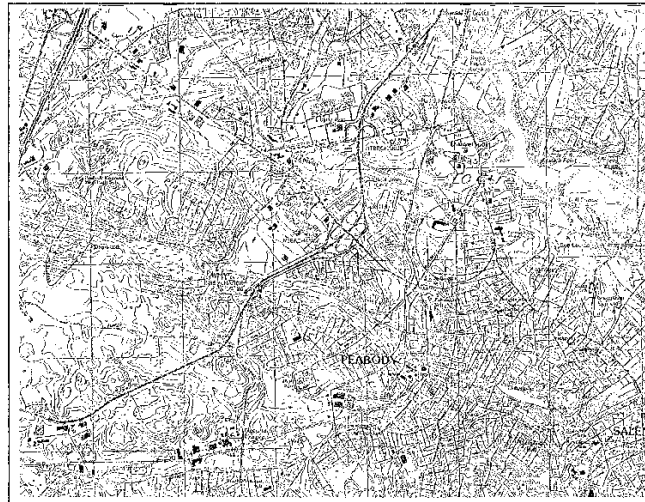
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jmb
design studio

SITE DEVELOPMENT PERMIT PLAN OF MILLVIEW IN PEABODY, MASSACHUSETTS

LEGEND

○ SMH	EXISTING SEWER MANHOLE
○ DMH	EXISTING DRAIN MANHOLE
▣	EXISTING CATCH BASIN
⊕	EXISTING HYDRANT
—	EXISTING WATER GATE
— 100 —	EXISTING CONTOUR
100.00	EXISTING SPOT GRADE
—	UTILITY POLE
○	LIGHT
—	CURB
—	FENCE
○ SMH	PROPOSED SEWER MANHOLE
○ DMH	PROPOSED DRAIN MANHOLE
▣	PROPOSED CATCH BASIN
— 100 —	PROPOSED CONTOUR
100.00	PROPOSED SPOT GRADE
—	PROPOSED RETAINING WALL
— S —	PROPOSED SEWER
— D —	PROPOSED STORM DRAIN
— RD —	PROPOSED STORM DRAIN
— W —	PROPOSED WATER LINE
— TEC —	PROPOSED TELEPHONE, ELECTRIC & CABLE
— WS —	PROPOSED WATER SERVICE & WATER SHUTOFF
— FP —	PROPOSED FIRE PROTECTION SERVICE
—	PROPOSED GATE VALVE
—	PROPOSED HYDRANT
— RD —	PROPOSED CLEANOUT TO GRADE



LOCUS MAP

GENERAL NOTES

- 1) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY AND PUBLIC AND PRIVATE PLANS.
- 2) UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND RECORD PLANS AND ARE NOT NECESSARILY INDICATIVE OF UNDERGROUND CONDITIONS.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
- 4) THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS AND THE RESULTS OF A FIELD SURVEY AS OF THIS DATE. NO CERTIFICATION IS INTENDED AS TO PROPERTY TITLE OR AS TO THE EXISTENCE OF UNWRITTEN OR UNRECORDED EASEMENTS.
- 5) THE OWNER SHALL CONFIRM COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE MATERIALS AND/OR METHODS OF INSTALLATION OF ANY IMPROVEMENTS DEPICTED ON THIS PLAN.
- 6) WETLAND AND RESOURCE AREA BOUNDARY DELINEATION BY WETLANDS AND LAND MANAGEMENT, INC. SEE DETERMINATION OF APPLICABILITY ISSUED BY THE PEABODY CONSERVATION COMMISSION ON 8/17/21 AND RECORDED IN BOOK 40628 PAGE 574.
- 7) THE SITE IS LOCATED WITH ZONE X AS DEPICTED ON FEMA FIRM 25009C0416G, DATED 7/16/2014

ZONING DISTRICT IS R1A
ASSESSORS MAP 53 PARCEL 29
RECORD OWNER : DENNIS & GEORGIA GIANNIAS, TRS.
55 PULASKI STREET REALTY TRUST
DEED REFERENCE RECORD BOOK 9400 PAGE 115

DRAWING INDEX

SHEET 1	INDEX SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	SITE LAYOUT PLAN
SHEET 4	SITE GRADING PLAN
SHEET 5	SITE UTILITY PLAN
SHEET 6	EROSION CONTROL PLAN
SHEET 7	DRIVEWAY AND UTILITY PROFILES
SHEET 8	STORMWATER DETAILS
SHEET 9	SITE DETAILS

ZONING EVALUATION ZONING DISTRICT R1A RESIDENCE 1A

CHARACTERISTIC	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,000 SF	72,816± SF	72,816± SF
LOT FRONTAGE	125 FT	539.42 FT	539.42 FT
LOT WIDTH	53.75 FT	492± FT	492± FT
FRONT YARD	20 FEET	0 FEET	21± FEET
SIDE YARD	15 FEET	14± FEET	23± FEET
REAR YARD	35 FEET	100± FEET	36± FEET
HEIGHT	30 FEET	22'±	<30 FEET
LOT COVERAGE	30%	7± %	4.0±%
FLOOR AREA RATIO	0.7	0.06%	0.42
MBLW	80 FEET	80± FEET	80± FEET
MBLD	40 FEET	40± FEET	40± FEET

INCLUSIONARY ZONING	
REQUIRED UNITS = 15%	
PROPOSED UNITS = 20	
22 x .15 = 3.3	
PROVIDED : 3 UNITS	

PARKING 2 SPACES PER UNIT	PARKING (STC 9.1.3)
REQUIRED = 22 x 2 = 44	357 SF PARKING PER SPACE
PROVIDED : 6 GARAGE SPACES	PAVED AREA = 14,160± SF
39 PARKING SPACES	14'±60 SF/40 SPACES = 354 SF/SPACE
45 PARKING SPACES TOTAL	

SITE DEVELOPMENT PERMIT PLAN

MILLVIEW

55 Pulaski Street Peabody, Ma.

INDEX PLAN

Prepared For: 55 Pulaski Street Realty Trust 55 Pulaski Street Peabody, Ma. 01960	Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Wells P.L.S. 104 Lowell St. Peabody MA 01960 (978) 531-8121
SCALE: AS NOTED	
DATE: JANUARY 24, 2022	<div style="text-align: right;"> F 7326 SHEET 1 OF 9 </div>
REVISIONS: 1. NOVEMBER 22, 2023 2. JANUARY 19, 2023	

SITE DEVELOPMENT PERMIT PLAN
MILLVIEW
55 PULASKI STREET PEABODY, MASS.
EXISTING CONDITIONS PLAN

Prepared For:
55 PULASKI STREET REALTY TRUST
 55 PULASKI STREET
 PEABODY, MA 01960

Prepared By:
 Eastern Land Survey Assoc., Inc.
 Christopher R. Mello P.L.S.
 104 Lowell St. Peabody MA 01960
 (978) 531-9121

SCALE:
 1"=20'

DATE
 JANUARY 24, 2022

REVISIONS
 1. NOVEMBER 22, 2022
 2. JANUARY 19, 2023

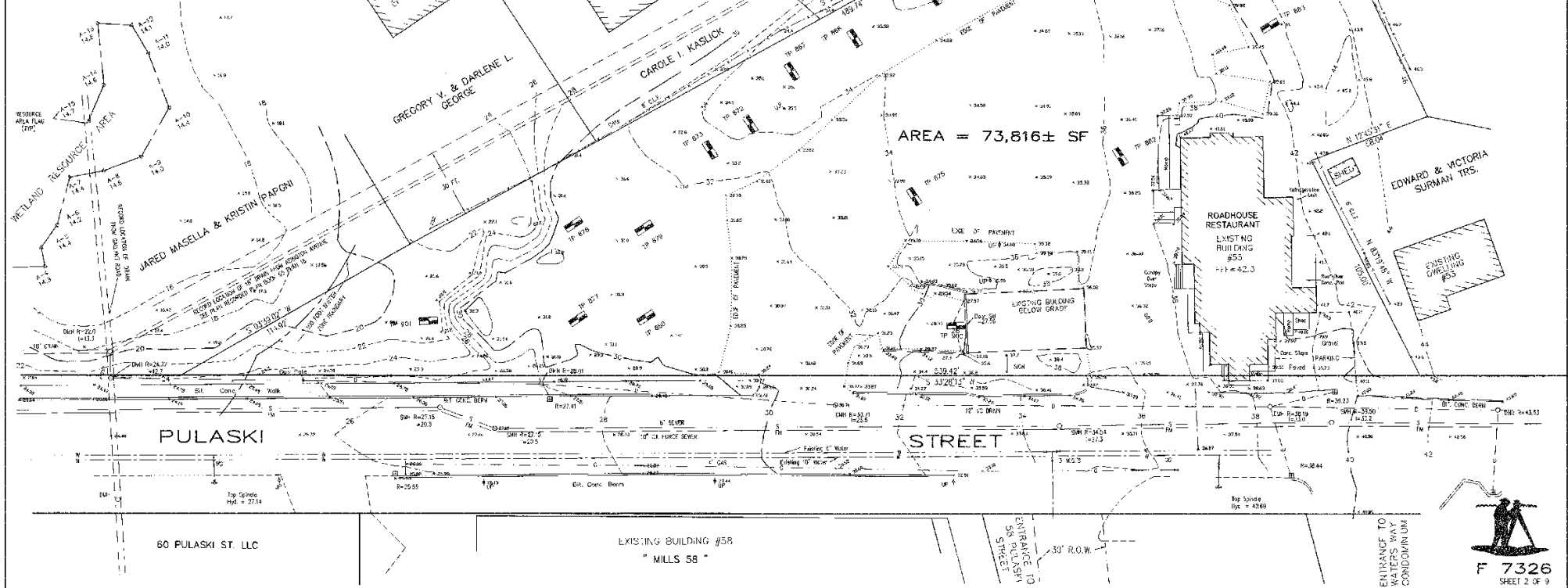
F 7326

SHEET 2 OF 4

- GENERAL NOTES**
- 1) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY AND PUBLIC AND PRIVATE PLANS.
 - 2) UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND RECORD PLANS AND ARE NOT NECESSARILY INDICATIVE OF UNDERGROUND CONDITIONS.
 - 3) THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS AND THE RESULTS OF A HELD SURVEY AS OF THIS DATE. NO CERTIFICATION IS INTENDED AS TO PROPERTY TITLE OR AS TO THE EXISTENCE OF UNWRITTEN OR UNRECORDED EASEMENTS.
 - 4) WETLAND RESOURCE AREA BOUNDARY DELINEATION BY WETLANDS AND LAND MANAGEMENT, INC. SEE DETERMINATION OF APPLICABILITY ISSUED BY THE PEABODY CONSERVATION COMMISSION ON 8/17/21 AND RECORDED IN BOOK 40628 PAGE 574.
 - 5) THE SITE IS LOCATED WITH ZONE X AS DEPICTED ON FEMA FIRM 25009C0416G, DATED 7/16/2014.
 - 6) DATUM IS NAVD 1988
 - 7) EXISTING IMPERVIOUS COVERAGE = 31,800± SF

LEGEND

- SMH EXISTING SEWER MANHOLE
- DMH EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING WATER GATE
- 100 — EXISTING CONTOUR
- + 100.00 EXISTING SPOT GRADE
- UTILITY POLE
- CURB
- FENCE
- SOIL TEST P.T



SITE DEVELOPMENT PERMIT PLAN
MILLVIEW
55 PULASKI STREET PEABODY, MASS.
SITE LAYOUT PLAN

Prepared For:
55 PULASKI STREET REALTY TRUST
 55 PULASKI STREET
 PEABODY, MA 01960

Prepared By:
Eastern Land Survey Assoc., Inc.
 Christopher R. Mele P.L.S.
 104 Lowell St., Peabody MA 01960
 (978) 531-8121

SCALE:
 1"=20'

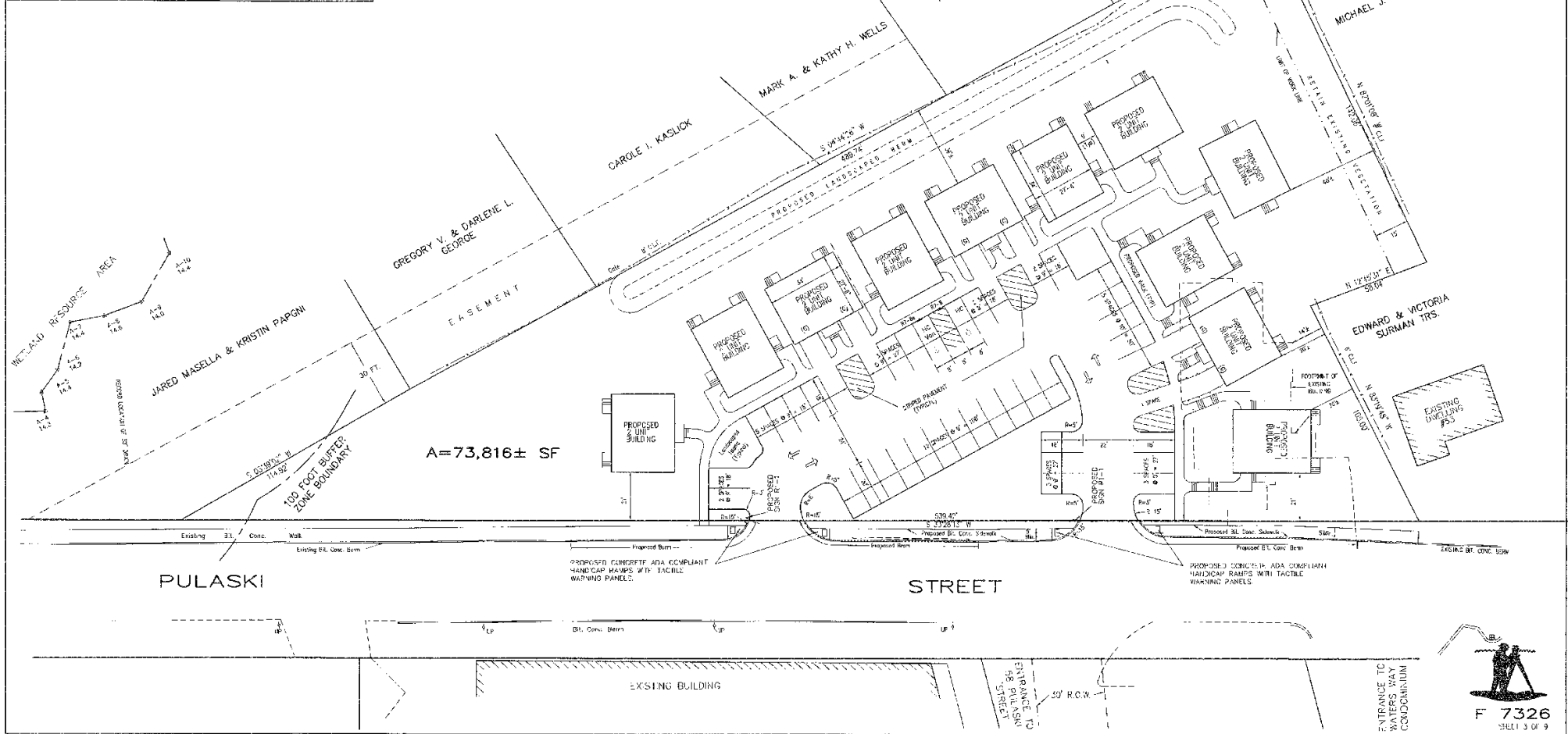
DATE:
 JANUARY 24, 2022

REVISIONS:
 1. NOVEMBER 22, 2022
 2. JANUARY 13, 2023

REVISIONS:
 1. NOVEMBER 22, 2022
 2. JANUARY 13, 2023

F 7326
 SHEET 3 OF 9

- NOTES**
1. ALL SIGN STORAGE SHALL BE PLACED IN THE DESIGNATED AREAS THAT DO NOT INTERFERE WITH PEDESTRIAN ACCESS AND VISIBILITY FROM THE STREET. THE APPLICANT SHALL MAINTAIN CLEARANCE OF THEIR PROPERTY AND INTO THE CITY'S RIGHT-OF-WAY.
 2. ALL PROPOSED SIGNAGE AND TRAFFIC SIGNALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 9TH EDITION, 2003, AND THE MASSACHUSETTS SIGNAGE AND TRAFFIC CONTROL DEVICES ACT, 91A CMR 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00.
 3. PROPOSED PARKING - 45 SPACES
 4. TRASH AND RECYCLES SHALL BE STORED IN APPROPRIATE CONTAINERS WITH EACH MONTHLY UNIT.



F 7326
 SHEET 3 OF 9

SITE DEVELOPMENT PERMIT PLAN

MILLVIEW

55 PULASKI STREET PEABODY, MASS.

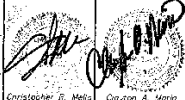
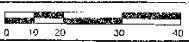
SITE GRADING PLAN

Prepared For:
55 PULASKI STREET REALTY TRUST
55 PULASKI STREET
PEABODY, MA 01960

Prepared By:
Eastern Land Survey Assoc., Inc.
Christopher R. Mello P.L.S.
104 Lowell St, Peabody MA 01960
(978) 531-8121

SCALE:

1" = 20'



DATE
JANUARY 24, 2022

Christopher R. Mello
P.L.S. 31-27

Clayton A. Harris
P.E. 30965

F 7326

REVISIONS
1. NOVEMBER 22, 2022
2. JANUARY 19, 2023

SHEET 4 OF 10

TABLE OF DRAINAGE STRUCTURE ELEVATIONS

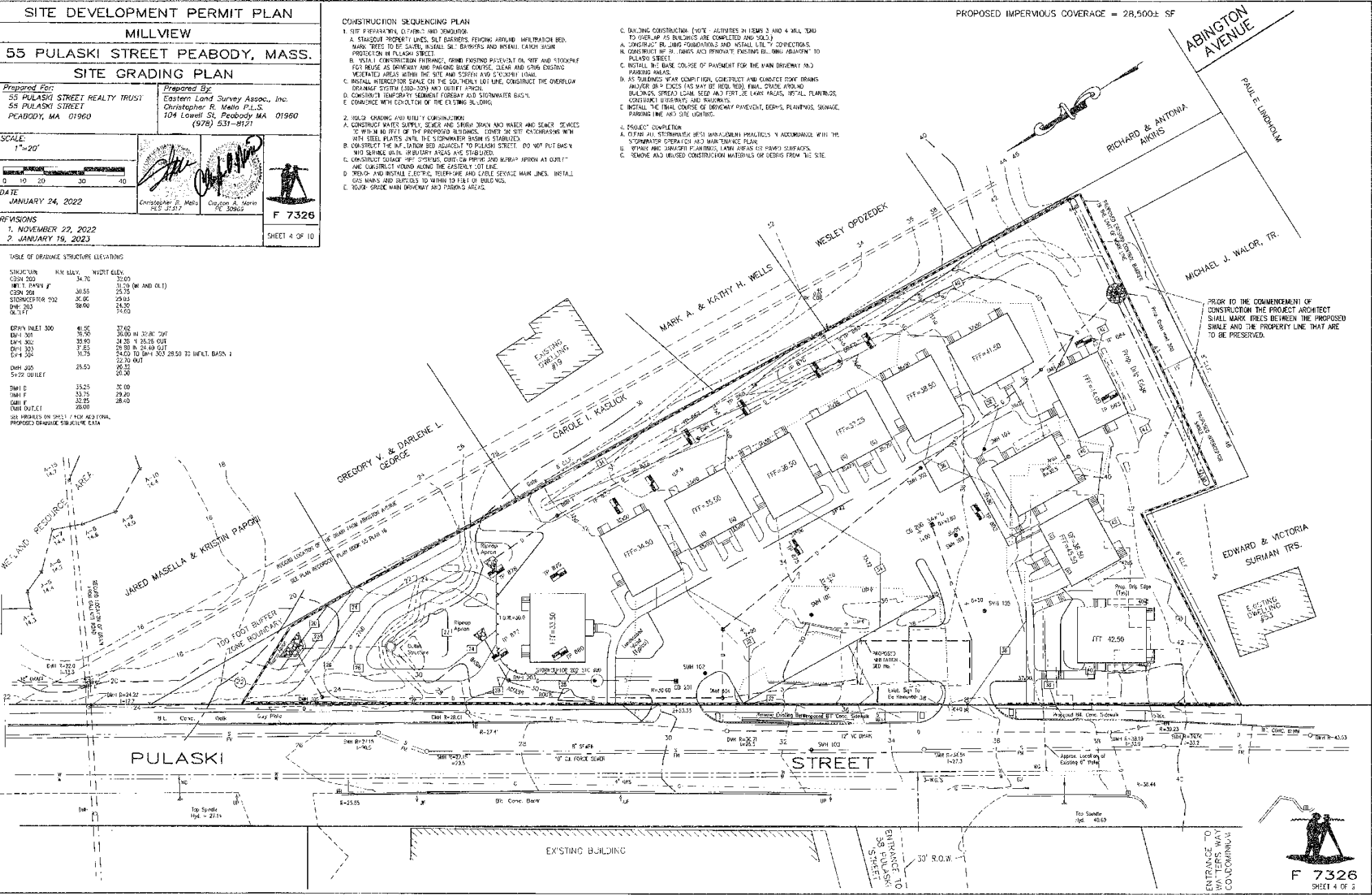
STRUCTURE	MIN. ELEV.	INVERT ELEV.
CSN 200	34.70	32.00
INLET 24" DIA F	30.55	25.75 (R AND L)
STORMSEWER 202	30.00	29.04
DNF 200	28.00	24.90
DL 3 FT		74.00
BRN INLET 300	41.50	37.00
DNF 300	26.50	36.00 IN 32" DIA TWT
DNF 300	30.00	24.00 IN 26" DIA OUT
DNF 300	37.25	28.00 IN 30" DIA OUT
DNF 300	31.75	24.00 TO DN 300 29.50 TO INFLT. BASS. 1
DNF 300		22.75 OUT
DNF 300	25.50	20.32
5x22 OUTLET		25.30
DNF 12	35.25	30.00
DNF 12	33.75	29.00
DNF 12	32.25	28.00
DNF 12 OUTLET	28.00	

SEE NOTES ON SHEET 1 FOR ADDITIONAL PROPOSED DRAINAGE STRUCTURE DATA

CONSTRUCTION SEQUENCING PLAN

1. SITE PREPARATION (EARTHWORK AND GRADATION)
 - A. STAKEOUT PROPERTY LINES, SILT BARRIERS, FENCING AROUND INFILTRATION BED, MARK TREES TO BE SAVED, INSTALL SLO. BATTERS AND INSECT LATCH BASIN PROTECTION ON PULASKI STREET.
 - B. UTIL. CONSTRUCTION FENCING, FIRM FORTING PAVEMENT, OIL TIE AND STOCKPILE FORT REUSE AS DRIVEWAY AND PARKING BASE COURSE, CLEAR AND GRUB EXISTING VESTED AREAS WITHIN THE SITE AND SURVEY AND STAKEOUT LOCAL.
 - C. INSTALL INTERCEPTOR SEWER ON THE EXISTING LOT LINE, CONSTRUCT THE OVERFLOW DRAINAGE SYSTEM (DNF-200) AND OUTLET APPLIC.
 - D. CONSTRUCT TEMPORARY SEWERAGE TRENCH AND STORMWATER BASIN.
 - E. COORDINATE WITH CONDUIT ON THE EXISTING 30" LONG.
2. HOLD GRADING AND UTIL. CONSTRUCTION
 - A. CONSTRUCT WATER SUPPLY, SEWER AND STORM DRAIN AND WATER AND SEWER SERVICES TO WITHIN 10 FEET OF THE PROPOSED BUILDINGS, COVER THE SITE CONCERNING WITH REIN. STEEL PLATES UNTIL THE SEWERWATER BASIN IS STABILIZED.
 - B. CONSTRUCT THE INFILTRATION BED ADJACENT TO PULASKI STREET, DO NOT PUT DRAINAGE DRAINAGE DRAINAGE AREAS ARE ESTABLISHED.
 - C. CONSTRUCT OUTLET "BEE" SYSTEMS, CURB-CURB PIPING AND REBAR APRON AT OUTLET AND CONSTRUCT FOUND ALONG THE EXISTING LOT LINE.
 - D. PREPARE AND INSTALL ELECTRICAL, TELEPHONE AND CABLE SERVICE MARK LINES, INSTALL GAS MARKS AND SUPPLIES TO WITHIN 10 FEET OF BUILDINGS.
 - E. REBAR-GRADE MAIN DRIVEWAY AND PARKING AREAS.
3. BUILDING CONSTRUCTION (NOTE - UTILITIES IN ITEMS 2 AND 4 WILL TEND TO OVERLAP AS BUILDINGS ARE COMPLETED AND SOILS)
 - A. CONSTRUCT BUILDING FOUNDATIONS AND INSTALL UTILITY CONDUITS.
 - B. CONSTRUCT REIN. (CONCRETE AND PRECAST) EXISTING PL. CONC. ADJACENT TO PULASKI STREET.
 - C. INITIAL THE BASE COURSE OF PAVEMENT FOR THE MAIN DRIVEWAY AND PARKING AREAS.
 - D. AS BUILDINGS NEAR COMPLETION, CONSTRUCT AND CONCRETE ROOF FRAMES AND/OR BR. EXCESS (AS MAY BE REQUIRED), FIRM, CURBS AROUND BUILDINGS, SPREAD LOAM, SEED AND FERT. BE LAWN AREAS, INITIAL PLANNING, CONSTRUCTION DRIVEWAYS AND PARKWAYS.
 - E. INSTALL THE FINAL COURSE OF DRIVEWAY PAVEMENT, BENCH, PLANTINGS, SIGNAGE, PARKING LINE AND SITE LIGHTING.
4. FINISHED COMPLETION
 - A. CLEAR ALL SEWERWATER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE SEWERWATER OPERATIONAL AND MAINTENANCE PLAN.
 - B. RETAIN AND MAINTAIN PLANNING, LAWN AREAS OR PAVED SURFACES.
 - C. REMOVE AND REUSE CONSTRUCTION MATERIALS OR DEBRIS FROM THE SITE.

PROPOSED IMPERVIOUS COVERAGE = 28,500± SF



BEFORE THE COMMENCEMENT OF CONSTRUCTION THE PROJECT ARCHITECT SHALL MARK TREES BETWEEN THE PROPOSED SWALE AND THE PROPERTY LINE THAT ARE TO BE PRESERVED.

ENTRANCE TO WATERS WAY CONDOMINIUM
F 7326
SHEET 4 OF 3

SITE DEVELOPMENT PERMIT PLAN
MILLVIEW
55 PULASKI STREET PEABODY, MASS.
SITE UTILITY PLAN PLAN

Prepared For:
55 PULASKI STREET REALTY TRUST
55 PULASKI STREET
PEABODY, MA 01960

Prepared By:
Eastern Land Survey Assoc., Inc.
Christopher R. Mello P.L.S.
104 Lowell St, Peabody MA 01960
(978) 531-8121

SCALE:
1"=20'

DATE
JANUARY 24, 2022

REVISIONS
1. NOVEMBER 22, 2022
2. JANUARY 19, 2023

TABLE OF SEWER MANHOLE ELEVATIONS

MANHOLE	RIM ELEV.	INVERT ELEV.
130	17.60	23.60
137	22.85	28.00
132	24.74	26.30
133	25.75	26.40
134	26.50	22.85
135	25.55	27.85

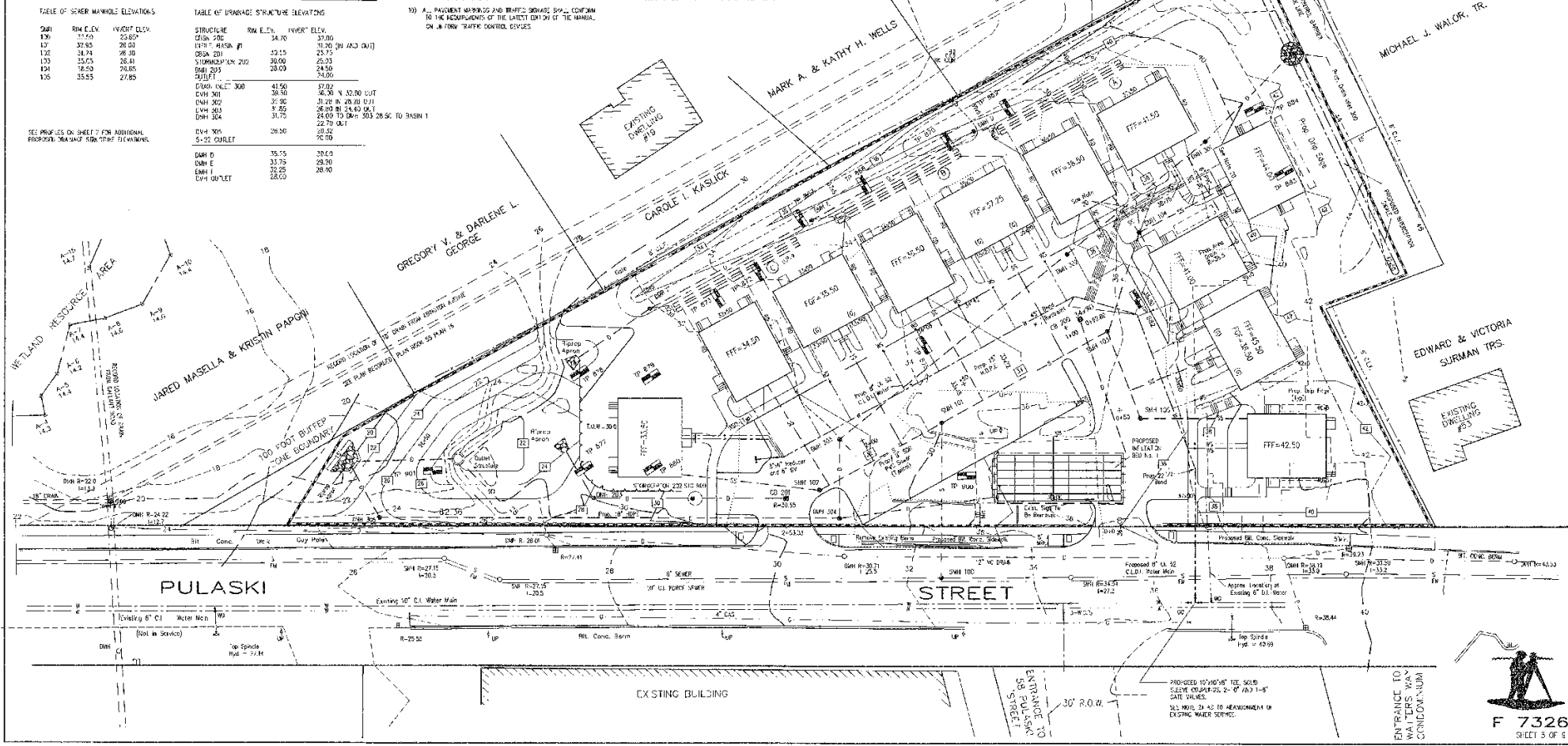
TABLE OF DRAINAGE STRUCTURE ELEVATIONS

STRUCTURE	RIM ELEV.	INVERT ELEV.
CEM 200	34.70	33.00
CEM 201	32.15	29.75
CEM 202	32.00	29.75
STORMWATER 202	30.00	25.75
STORMWATER 203	28.00	24.50
OUTLET	24.00	24.00
EV4 INLET 300	41.50	37.00
EV4 300	36.50	36.50
EV4 302	35.00	31.20 IN 28.20 OUT
EV4 303	35.50	31.00 IN 28.00 OUT
EV4 304	31.75	24.00 TO DIA. 303 28.50 TO BASIN 1
EV4 305	26.00	22.75 OUT
5-22 CURLET	26.00	20.25
200	26.00	20.00
DAM D	35.75	30.00
DAM E	33.75	28.50
DAM F	32.25	28.00
EV4 OUTLET	28.00	28.00

SEE PROFILES ON SHEET 7 FOR ADDITIONAL PROPOSED SEWER AND DRAIN ELEVATIONS.

FIG 7326
 SHEET 5 OF 9

- GENERAL NOTES
- ALL WATER MAINS SHALL BE CLASS 52 CEMENT LINED (CCL) FROM PIP.
 - RESIDUES OF INTO EXISTING PAVEMENT SHALL BE HEAVY PATCHED.
 - ALL SANITARY SEWER MAINS SHALL BE 6" DIAMETER CIP OR PVC, EXCEPT AS OTHERWISE NOTED. ALL SANITARY SEWER SERVICES SHALL BE 6" DIA. OR 8" DIA. AS SPECIFIED IN THE PLAN OR 1/4" DIA. PIPE.
 - ALL STORM MAINS SHALL BE 12" DIAMETER WITH A MINIMUM OF 18" DIA. UNITS UNLESS NOTED OTHERWISE.
 - MINIMUM PITCH FROM GATE VALVES TO DRAIN MANHOLES SHALL BE 1/8" PER FOOT.
 - UNSATURATED FLOWING SEWER MAINS SHALL BE CONSTRUCTED AS PER SPECIFICATIONS OF THE PEABODY MUNICIPAL LIGHT PLANT.
 - WATER AND SEWER SHALL BE CONSTRUCTED WITH A MINIMUM VERTICAL SEPARATION OF 18" EXCEPT AS NOTED. A VERTICAL SEPARATION OF 10" INCHES SHALL BE MAINTAINED UNDER WATER AND SAND FILTERS USED.
 - PROPOSED RETENTION WALLS SHALL BE DESIGNED BY A LICENSED REGISTERED PROFESSIONAL STRUCTURAL ENGINEER AND PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PEABODY BUILDING DEPARTMENT. A 10' FOOT MINIMUM CLEARANCE SHALL BE MAINTAINED TO THE TOP OF ALL WALLS WITH AN EXPOSED HEIGHT OF MORE THAN FOUR FEET.
 - THE APPLICANT IS REQUIRED TO APPLY FOR A BUILDING PERMIT PRIOR TO COMMENCEMENT OF ANY GRADING OR SITEWORK.
 - ALL PAVEMENT MARKINGS AND TRAFFIC SIGNALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - A RED BOTTOM WARNING SHALL BE LOCATED ON THE SURFACE IMMEDIATELY PRIOR TO THE APPLICANT'S CHANGED SOL ELEVATIONS AND THE PEABODY DEPT. OF INSPECTION SHALL TAKE PLACE PRIOR TO THE INSTALLATION OF ANY STAKE MARKS FOR PROPOSED SUBSTRUCTURE UTILITIES.
 - CONVEYATORY TEST PITS SHALL BE DUG AND EVALUATED TO AN ELEVATION OF 35.0 FEET AS SHOWN (TOP OF SOL TESTING SHALL BE CONDUCTED BY A MASS. SOL EVALUATOR AND COORDINATED WITH THE PEABODY DEPT. THE SOL TESTING SHALL BE CONDUCTED PRIOR TO THE INSTALLATION OF A BUILDING PERMIT.
 - ALL ROOF DRAINS SHALL BE 4" DIAMETER UNLESS OTHERWISE NOTED OR AS SPECIFIED BY THE PROJECT ARCHITECT.
 - THE MINIMUM WATER SERVICES SHALL BE 1" DIAMETER EXCEPT AS PER CITY SPECIFICATIONS.
 - SEWER MAINS SHALL BE PRESSURE TESTED AND SOWER MANHOLES SHALL BE VACUUM TESTED FOR WATER TIGHTNESS IN THE PRESENCE OF THE PEABODY DEPT. A COPY OF THE PRESSURE AND VACUUM TESTING RESULTS SHALL BE PROVIDED.
 - ANY WATER AND/OR SEWER MAINS THAT WILL NO LONGER REMAIN IN SERVICE SHALL BE CUT AND CAPPED AT THEIR RESPECTIVE MANHOLES.
 - THE APPLICANT'S CONTRACTOR SHALL PROVIDE DPS WITH PROOF OF THE EXISTING WATER MAIN PASSING BOTH A MATERIAL AND PRESSURE TEST PRIOR TO ITS BEING TURNED ON.
 - PRIOR TO THE CITY ISSUING A BUILDING PERMIT THE APPLICANT SHALL PROVIDE TO DPS WITH A COPY OF THE ANALYZED FLOOD ELEVATION PLANS.
 - THE PROPERTY OWNER SHALL MAINTAIN OR INSPECT AND CLEANING OF THE SEWER MAIN SYSTEM TO THE PUBLIC SERVICES DEPARTMENT AND ENVIRONMENTAL ENGINEER, 50 PARK AVENUE PEABODY, MA. CLOSURE BY OCTOBER 31ST OF EVERY YEAR AND IS TO BE OBTAIN A COPY FOR THEMSELVES.
 - SEWER SERVICES SHALL BE PLACED IN 12" DIAMETER SLEEVES WHERE CROSSING WATER SERVICES. NOT IN ACCORDANCE WITH NOTE 7.
 - The existing water services in Peabody Street serving the site shall be abandoned at the curb to main by excavating and removing the line and replacing it with 12" ductile iron cast-iron and steel sleeve casings. If existing copper or other are found, all the domestic services, they shall be covered and capped at the rear.



SITE DEVELOPMENT PERMIT PLAN

MILLVIEW

55 PULASKI STREET PEABODY, MASS.

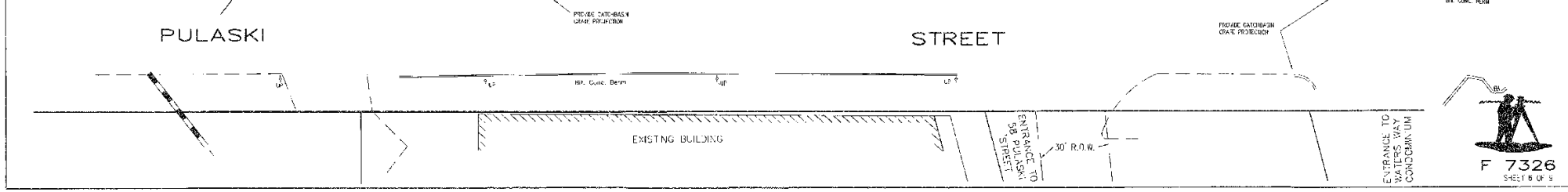
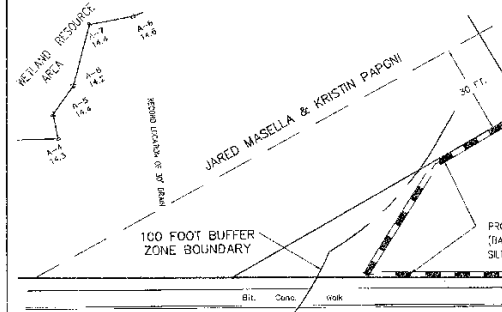
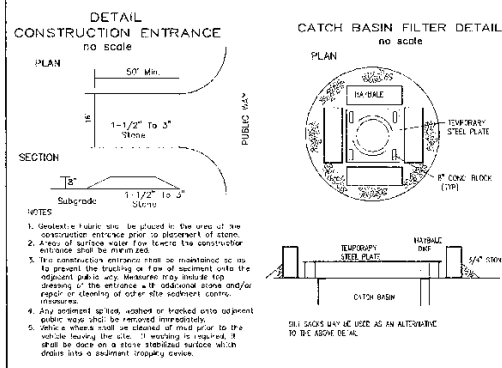
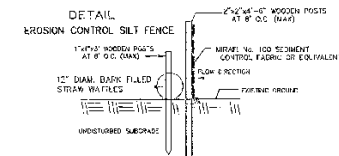
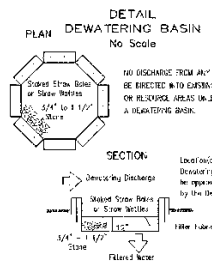
EROSION CONTROL PLAN

Prepared For: 55 PULASKI STREET REALTY TRUST 55 PULASKI STREET PEABODY, MA 01960	Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Mello P.L.S. 104 Lowell St., Peabody MA 01960 (978) 531-8121
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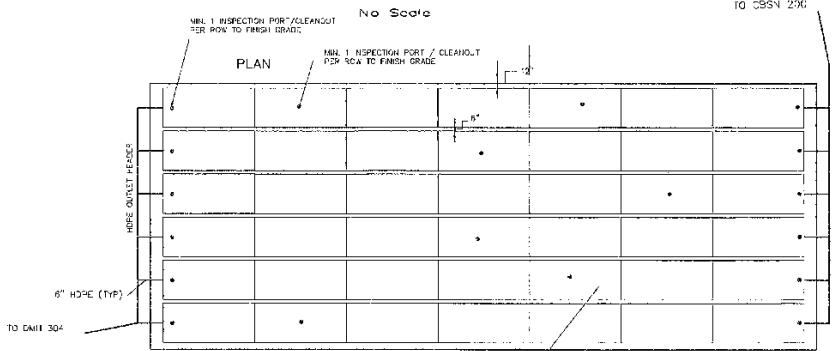
SCALE: 1"=20'
 DATE: JANUARY 24, 2022
 REVISIONS:
 1. NOVEMBER 22, 2022
 2. JANUARY 19, 2023

F 7326
 SHEET 6 OF 9

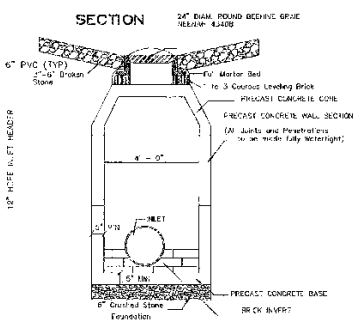
- EROSION CONTROL PROGRAM**
- STAPLED STRAW BALES, BANK FILLED MATS, TEMPORARY CURBING SWALES AND SEDIMENT BASINS SHALL BE INSTALLED IN ACCORDANCE WITH THIS PLAN OR AS OTHERWISE PROPOSED BY THE PROJECT ENGINEER.
 - FOR USE TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, 100 FEET OF ABUTMENT MATS AND 100 FT. OF SILT FENCE SHALL BE KEPT ON SITE FOR DAMAGED OR OTHER EROSION CONTROL NEEDS. THE CONTRACTOR SHALL NOTIFY EROSION CONTROL FACILITIES IMMEDIATELY AND AFTER EVERY RAINFALL EVENT TO CHECK THAT THEY ARE PROPERLY MAINTAINED. ANY DEFICIENCIES IN THE EROSION CONTROL FACILITIES SHALL BE CORRECTED IMMEDIATELY.
 - ALL Silt STOCKPILES SHALL BE PROTECTED AGAINST EROSION PROTECTIVE MEASURES SHALL INCLUDE CONSTRUCTION OF A Silt EROSION CONTROL Silt FENCE AROUND THE PERIMETER OF STOCKPILES, TRACK PACKING OF STOCKPILES AND, IF STOCKPILES ARE NOT REMOVED IN 14 DAYS, SEPARATION OF STOCKPILES WITH ANIMAL PROTECTORS.
 - CATCH BASINS SHALL BE PROVIDED WITH FILTERS, AS SHOWN HEREON UNLESS OTHERWISE TRANSPARENT TO SILENT DRAINAGE EVENTS. FILTERS SHALL BE REPLENISHED REGULARLY AND MAINTAINED AS NECESSARY.
 - TEMPORARY EROSION CONTROL MEASURES TO BE TAKEN DURING CONSTRUCTION SHALL CONFORM WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES, URBAN AND SUBURBAN AREAS, 3d ED. MARCH 1, 2007, AND MAY INCLUDE SOME OR ALL OF THE FOLLOWING MEASURES: TEMPORARY SEEDING, TEMPORARY MULCHING, STRAW, PERMANENT SEEDING, HYDROSEEDING, SODDING, AND PLACEMENT OF MATS OR MATS WITHIN 60 DAYS OF CONSTRUCTION.
 - IF Silt IS DETECTED DURING CONSTRUCTION, IT SHALL BE CONTROLLED BY USE OF WATER BARRIERS, SODDING OR TEMPORARY STABILIZATION MEASURES.
 - AT THE COMPLETION OF THE PROJECT, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED, WITH GRASS AND TREE, OR OTHER GROUND COVER.
 - CATCH BASIN Silt PROTECTION SHALL BE PROVIDED IN ALL EXISTING CATCH BASINS LOCATED ON PULASKI STREET WITHIN 100 FEET OF THE CONSTRUCTION ENTRANCE AND IN ALL PROPOSED CATCH BASINS ONCE THEY HAVE BEEN INSTALLED.



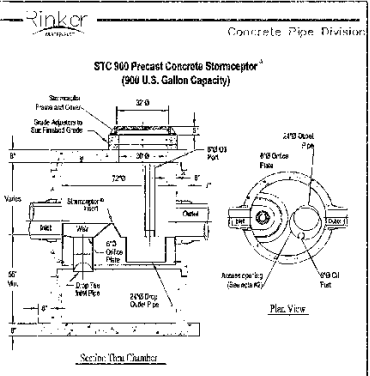
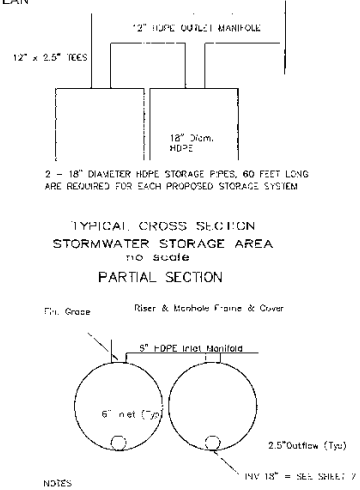
RECHARGE BED DETAIL



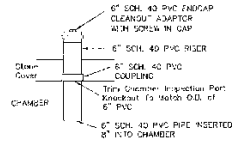
DETAIL DRAIN INLET
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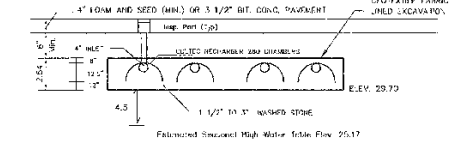
PLAN



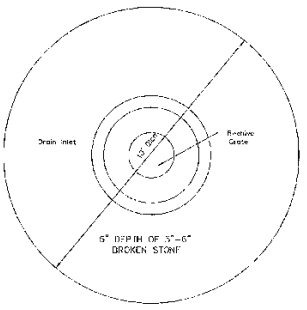
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SECTION
No Scale



PLAN

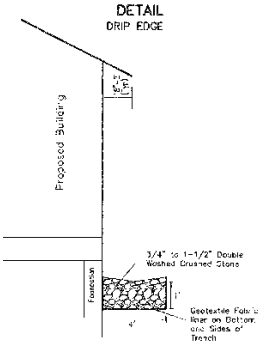
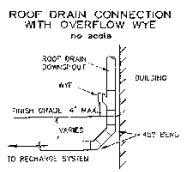
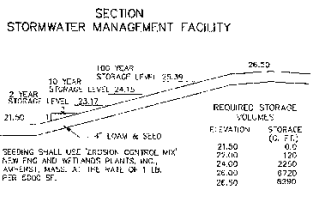
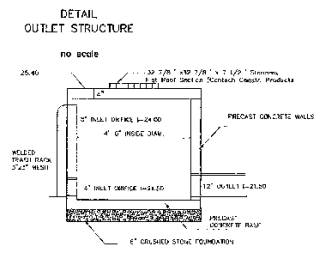


NOTES

1. The Drip Edge Connection is Recommended as Per Detail Codes Where Applicable.
2. The Cover Shall Be Two Times Over the Outer Drop Pipe and The Out Fall.
3. The Stormceptor System is protected under the name of the following U.S. Patents: 6,655,811; 6,655,812; 6,655,813; 6,655,814; 6,655,815; 6,655,816; 6,655,817; 6,655,818; 6,655,819; 6,655,820; 6,655,821; 6,655,822; 6,655,823; 6,655,824; 6,655,825; 6,655,826; 6,655,827; 6,655,828; 6,655,829; 6,655,830; 6,655,831; 6,655,832; 6,655,833; 6,655,834; 6,655,835; 6,655,836; 6,655,837; 6,655,838; 6,655,839; 6,655,840; 6,655,841; 6,655,842; 6,655,843; 6,655,844; 6,655,845; 6,655,846; 6,655,847; 6,655,848; 6,655,849; 6,655,850; 6,655,851; 6,655,852; 6,655,853; 6,655,854; 6,655,855; 6,655,856; 6,655,857; 6,655,858; 6,655,859; 6,655,860; 6,655,861; 6,655,862; 6,655,863; 6,655,864; 6,655,865; 6,655,866; 6,655,867; 6,655,868; 6,655,869; 6,655,870; 6,655,871; 6,655,872; 6,655,873; 6,655,874; 6,655,875; 6,655,876; 6,655,877; 6,655,878; 6,655,879; 6,655,880; 6,655,881; 6,655,882; 6,655,883; 6,655,884; 6,655,885; 6,655,886; 6,655,887; 6,655,888; 6,655,889; 6,655,890; 6,655,891; 6,655,892; 6,655,893; 6,655,894; 6,655,895; 6,655,896; 6,655,897; 6,655,898; 6,655,899; 6,655,900; 6,655,901; 6,655,902; 6,655,903; 6,655,904; 6,655,905; 6,655,906; 6,655,907; 6,655,908; 6,655,909; 6,655,910; 6,655,911; 6,655,912; 6,655,913; 6,655,914; 6,655,915; 6,655,916; 6,655,917; 6,655,918; 6,655,919; 6,655,920; 6,655,921; 6,655,922; 6,655,923; 6,655,924; 6,655,925; 6,655,926; 6,655,927; 6,655,928; 6,655,929; 6,655,930; 6,655,931; 6,655,932; 6,655,933; 6,655,934; 6,655,935; 6,655,936; 6,655,937; 6,655,938; 6,655,939; 6,655,940; 6,655,941; 6,655,942; 6,655,943; 6,655,944; 6,655,945; 6,655,946; 6,655,947; 6,655,948; 6,655,949; 6,655,950; 6,655,951; 6,655,952; 6,655,953; 6,655,954; 6,655,955; 6,655,956; 6,655,957; 6,655,958; 6,655,959; 6,655,960; 6,655,961; 6,655,962; 6,655,963; 6,655,964; 6,655,965; 6,655,966; 6,655,967; 6,655,968; 6,655,969; 6,655,970; 6,655,971; 6,655,972; 6,655,973; 6,655,974; 6,655,975; 6,655,976; 6,655,977; 6,655,978; 6,655,979; 6,655,980; 6,655,981; 6,655,982; 6,655,983; 6,655,984; 6,655,985; 6,655,986; 6,655,987; 6,655,988; 6,655,989; 6,655,990; 6,655,991; 6,655,992; 6,655,993; 6,655,994; 6,655,995; 6,655,996; 6,655,997; 6,655,998; 6,655,999; 6,655,1000.
4. General Contractor Shall Provide the Final Detail and Label on this Drawing.

ALL REMOVABLE MATERIAL IN AND AROUND THE INFILTRATION BASIN SHALL BE REMOVED AND REPLACED WITH CLEAN SAND FILL HAVING A MAXIMUM IN PLACE INFILTRATION RATE OF 3 INCHES PER HOUR FROM 6\"/>

BED No.	Length (Ft.)	Width (Ft.)	No. Of Rows	No. Of Chambers Per Row	Bottom of Stone Elevation	Inlet Elevation	Outlet Elevation	Top Of Stone Elevation	Minimum Fin. Grade	Outlet Diameter	Chamber Model
1	55.00'	21' - 5"	6	7	29.70	31.20	31.20	32.24	34.0	5"	Cultec 1001D



SITE DEVELOPMENT PERMIT PLAN

MILLVIEW

55 PULASKI STREET PEABODY, MA.

STORMWATER DETAILS

Prepared For: 55 Pulaski Street Realty Trust, 55 Pulaski Street, Peabody, MA 01960

Prepared By: Eastern Land Survey Assoc., Inc., Christopher R. Mollo P.L.S., 104 Lowell St, Peabody MA 01960 (978) 531-8121

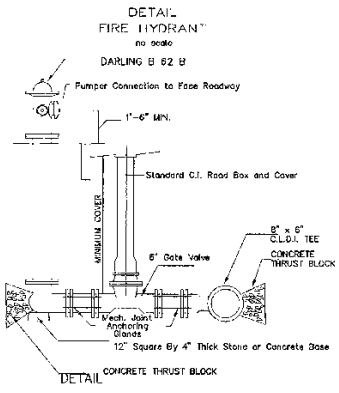
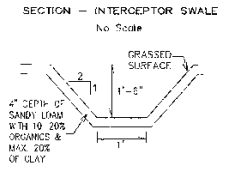
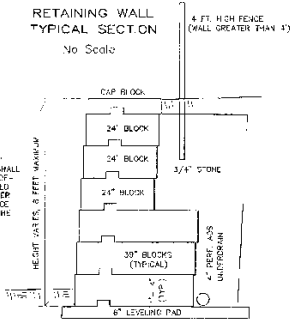
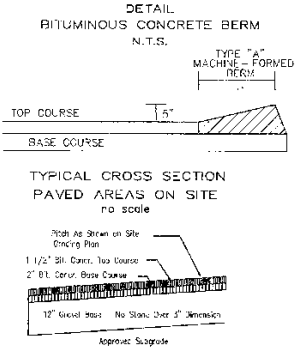
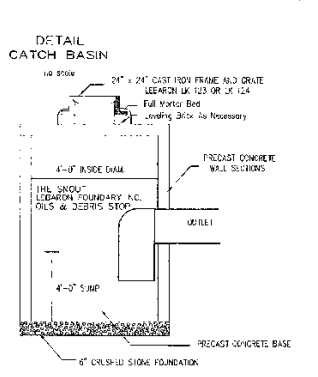
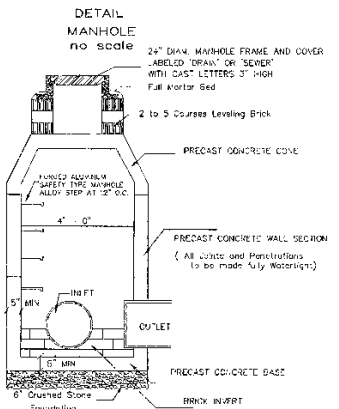
SCALE: AS NOTED

DATE: JANUARY 24, 2022

REVISIONS: 1. NOVEMBER 22, 2022; 2. JANUARY 19, 2023

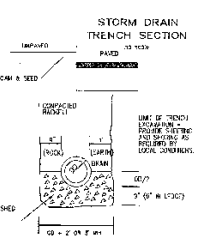
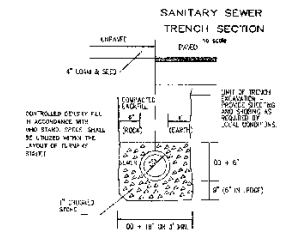
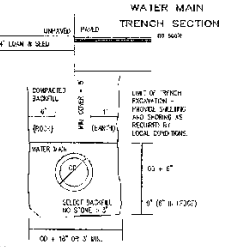
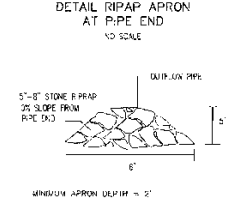
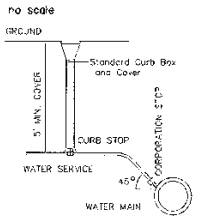
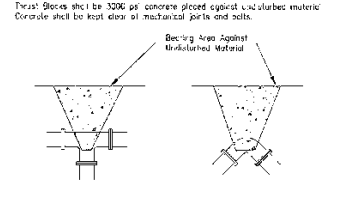
PROJECT NO: F 7326

SHEET 8 OF 9

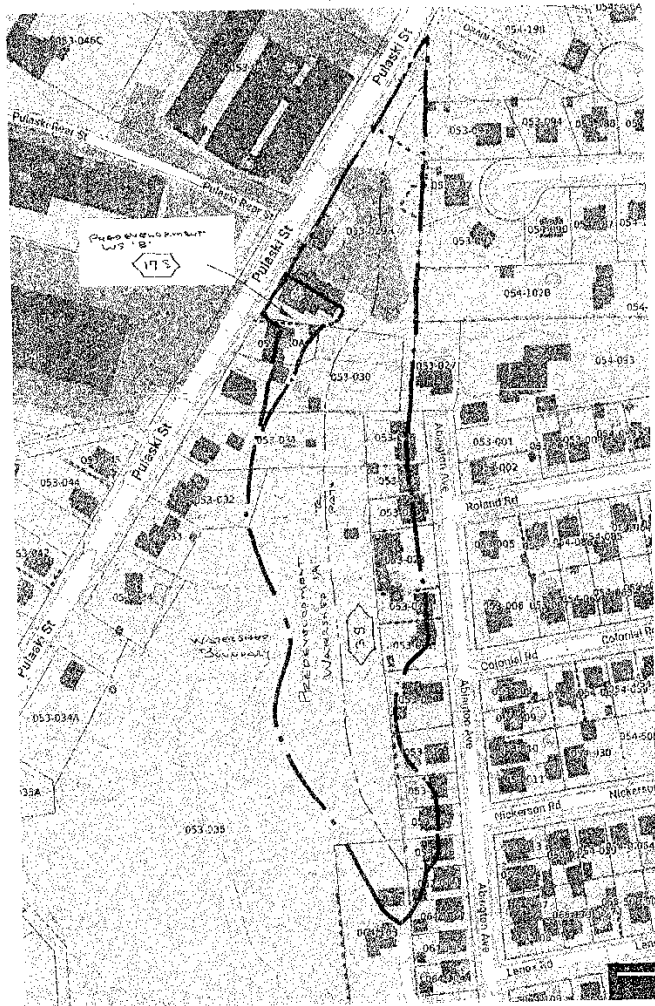


Pipe Diam Inches	30" Bend sq. ft.	45" Bend sq. ft.	22.5" Bend sq. ft.	Feet, Plugs, Caps & Hydrants sq. ft.
6	6	5	3	1
8	12	8	5	2
10	19	13	7	3
12	26	18	10	4

The suggested areas are based upon a water pressure of up to 200 psi and a soil bearing resistance of 2000 pcf. For other soil types, the values shall be multiplied as follows:
 Soft Clay 4
 Wet Sand 7
 Sand & Gravel 1.33



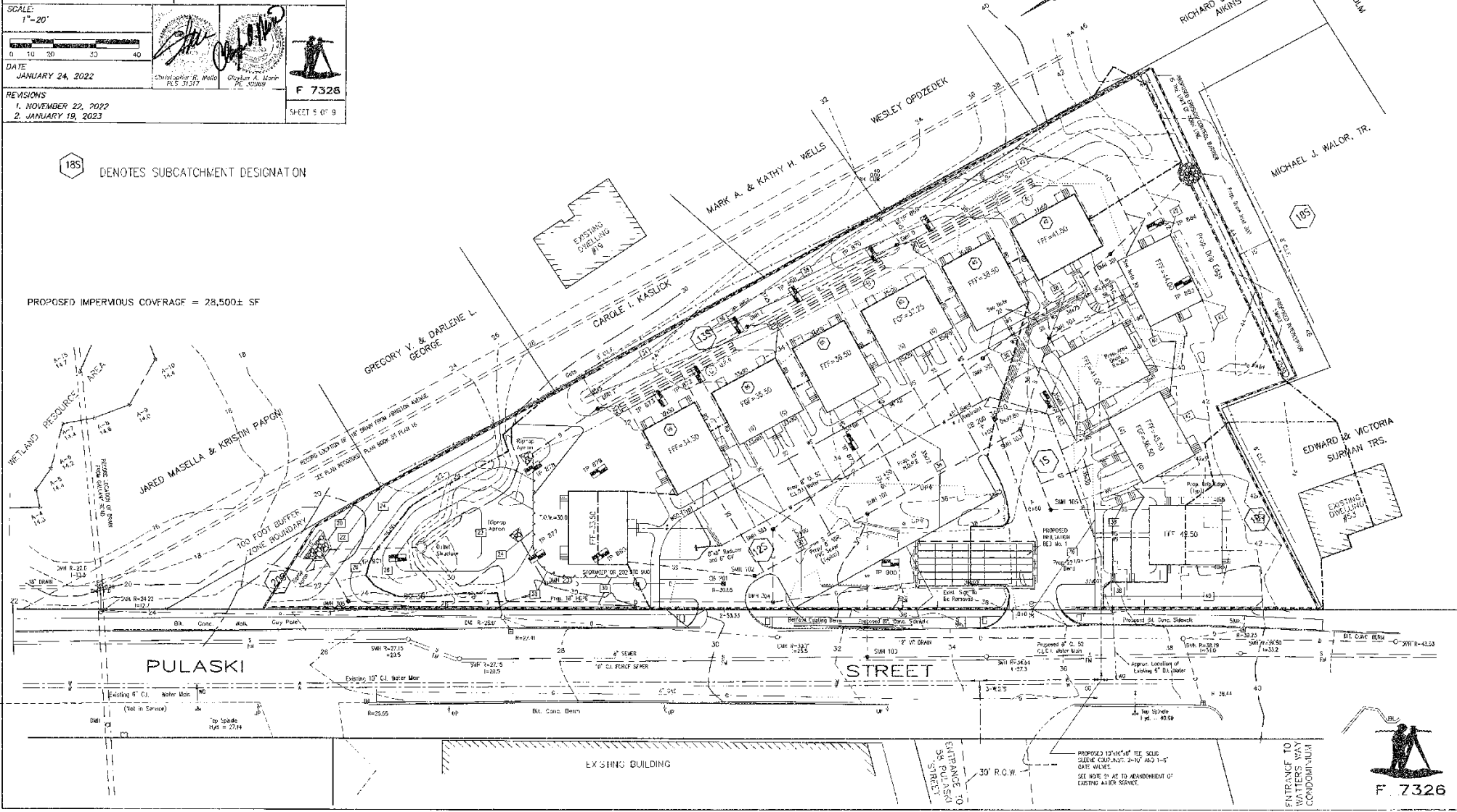
SITE DEVELOPMENT PERMIT PLAN			
MILLVIEW			
55 Pulaski Street Peabody, Ma.			
SITE DETAILS			
Prepared For: 55 Pulaski Street Realty Trust 55 Pulaski Street Peabody, MA 01960		Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Mallo P.L.S. 104 Lowell St, Peabody MA 01960 (978) 531-8121	
SCALE: AS NOTED			
DATE JANUARY 24, 2022			
REVISIONS 1, NOVEMBER 22, 2022 2, JANUARY 19, 2023			
			F 7326 SHEET 9 OF 9



PREDEVELOPMENT WATERSHED PLAN 1"=100'

SITE DEVELOPMENT PERMIT PLAN	
MILLVIEW	
55 PULASKI STREET PEABODY, MASS.	
SITE UTILITY PLAN PLAN	
Prepared For: 55 PULASKI STREET REALTY TRUST 55 PULASKI STREET PEABODY, MA 01960	Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Melia P.L.S. 104 Lovell St., Peabody, MA 01960 (978) 531-8121
SCALE: 1" = 20' 	
DATE: JANUARY 24, 2022	F 7326
REVISIONS: 1. NOVEMBER 22, 2022 2. JANUARY 19, 2023	SHEET 5 OF 9

PROPOSED CONDITIONS WATERSHED PLAN





CITY ENGINEER
MUNICIPAL GARAGE
SOLID WASTE

City of Peabody
DEPARTMENT OF PUBLIC SERVICES

50 FARM AVENUE
PEABODY, MASSACHUSETTS 01960-3902

TELEPHONE (978) 536-0600 • FAX (978) 535-3754

WATER SUPPLY
SANITARY SEWERS
STREETS & DRAINAGE

MEMO TO: Thomas Bettencourt, Chair, Peabody Planning Board
FROM: Robert J. Langley, P.E., Director of Engineering
SUBJECT: Millview 55 Pulaski Street – Engineering Peer Review Closeout Memo
DATE: April 5, 2023
Cc: Edward Bettencourt, Mayor

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The Engineering Department has conducted a review of the Millview 55 Pulaski Street Project as part of a Comprehensive Permit application and have communicated with the applicants’ engineering team as well as with the Peer Review Engineers working for the city to evaluate this project. The applicant is 55 Pulaski Street Realty Trust. The proposed development includes demolishing the existing restaurant and constructing eleven duplex homes on a 1.67-acre parcel. The review included the 55 Pulaski Realty Trust Comprehensive Permit Application, the revised Site Development Permit Plans developed by Eastern Land Survey Associates, Inc. dated January 19, 2023, and peer reviews of the project including drainage/stormwater, traffic and parking, sewer capacity and water system evaluation

Currently, the Engineering Department is satisfied that the Applicant has adequately addressed our comments. The Applicant is advised that provision of these comments does not relieve him/her of the responsibility to comply with all Commonwealth of Massachusetts laws, and federal regulations as applicable to this project.

The Engineering Department has organized under the following headings – **Stormwater, Transportation, Wastewater, and Water Supply**, conditions that are recommended to be given to Alexan Peabody if the Zoning Board of Appeals grants approval to the Comprehensive Permit Request

Stormwater– Horsley Witten Group

The applicant's plans and stormwater reports were reviewed by the third-party peer review firm - Horsley and Witten Group (HW) - hired and coordinated by the City of Peabody's Engineering Department. This review was extensive, and all comments were addressed by the applicant. The HW Stormwater Peer Reviews are attached.

The following are Conditions the Engineering Department recommends that the Planning Board attach to any approval for this project:

Recommended Condition:

During site construction activities, the Applicant shall sweep the access drive and roadway daily at the end of each workday, or more frequently if necessary.

Recommended Condition:

The applicant shall provide a signed Illicit Discharge Compliance Statement prior to the discharge of any stormwater to post construction best management practices and prior to any Occupancy Permit being issued.

Recommended Condition:

The applicant shall provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City Engineering Department 14 days prior to any land disturbance for the site.

Recommended Condition:

Any drainage utilities that are run outside the buildings must be inspected by the Engineering Dept. Inspections shall be arranged with the City by the applicant's contractor at least 48 hrs. prior to the need for one and with the pipe/structure exposed at time of inspection and not backfilled.

Recommended Condition:

Any infiltration systems that are to be installed must have a bed bottom inspection by the Engineering Dept. prior to installation of units and backfilling. Installed infiltration and buried control structures must also be inspected by the Engineering Dept. prior to backfill. Inspections shall be arranged with the City by the applicant's contractor at least 48 hrs. prior to the need for one and with the utilities exposed at the time of inspection and not backfilled.

Transportation – WorldTech Engineering

The applicant's plans and Transportation Impact Assessments were reviewed by the third-party peer review firm-WorldTech Engineering (WT). WT was hired and their work coordinated by the City of Peabody's Engineering Department. This review was extensive, and all comments were addressed by the applicant. The WT Peer Reviews are attached.

Wastewater – Tighe & Bond

The applicant's plans were reviewed by the third-party peer review firm-Tighe and Bond (TB). TB was hired and their work coordinated by the City of Peabody's Engineering Department. This review was extensive, and all comments were addressed by the applicant. The TB Peer Reviews are attached.

The following are Conditions the Engineering Department recommends that the Planning Board attach to any approval for this project:

Recommended Condition:

The Applicant shall either contribute funds (\$46,200) to the City of Peabody's general I/I program or perform a project for 2:1 I/I removal within the City of Peabody in a high infiltration area deemed acceptable by the Director of Engineering, as is typical for residential development projects in the City of Peabody. The project expense will be capped at \$46,200 (the Applicant's Inflow/Infiltration removal fee). After full accounting and upon completion of the project, any remaining Inflow/Infiltration removal fee funds, being the difference between the fully and duly accounted for project costs and the subject cap of \$46,200, shall be paid directly to the city of Peabody. This contribution (and/or I/I project) will be paid (and/or undertaken) within 30 days of the applicant obtaining a Building Permit for the Project.

Recommended Condition:

The Applicant shall contribute funds (\$50,000) to upgrade the city's Dobb's Road sewer station. Conversion of the existing station and installation of new pumps and associated hardware will be funded by this contribution along with any other related sewer station expenses. The \$50,000 contribution shall be paid directly to the City of Peabody within 30 days of the applicant obtaining a Building Permit for the project.

Recommended Condition:

Any sewer utilities that are run outside the buildings and any tie-ins to sewer mains must be inspected by the Engineering Dept. Inspections should be arranged with the city by the applicant's contractor at least 48 hrs. prior to the need for one and with the pipe exposed at the time of inspection and not backfilled.

Water Supply – Weston & Sampson

The applicant's plans were reviewed by the third-party peer review firm-Weston & Sampson (WS). WS was hired and their work coordinated by the City of Peabody's Engineering Department. This review was extensive, and all comments were addressed by the applicant. The WS Peer Reviews are attached.

The following are Conditions the Engineering Department recommends that the Planning Board attach to any approval for this project:

Recommended Condition:

The Applicant shall contribute a check made payable to the city of Peabody for \$1,500 to cover expenses that the applicant incurred by having the Peer Reviewer perform a flow test on their water tie in hydrant. This cost was broken out as an additional item in Weston and Sampson's Peer Review Proposal of the Millview – 55 Pulaski Street development dated September 7, 2022. The check will be made to the City of Peabody and will be payable within 7 days after Planning Board approval of the Comprehensive Permit Application by Millview 55 Pulaski.

Recommended Condition:

Any water utilities that are run outside the buildings and any tie ins to City water mains must be inspected by the Engineering Dept. Inspections should be arranged with the city by the applicant's contractor at least 48 hrs. prior to the need for one and with the pipe exposed at the time of inspection and not backfilled.

Overall Recommended Condition:

The Applicant shall provide a final set of construction drawings to the Director of Engineering that resolves all outstanding conditions and conforms substantially to the plans referenced in the Decision. Minor modifications that result in no substantive changes to the project design may be approved, in writing, by the Director of Engineering.

If you have any questions, please contact me at 978-538-5742.

55 Pulaski Street



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