

____ FOR ____
ROWLEY FARMS DEVELOPMENT, LLC

LOCATION OF SITE:
49 EMILY LANE, TOWN OF ROWLEY,
ESSEX COUNTY, MA

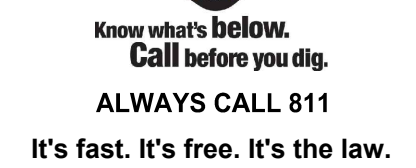
This aerial map illustrates the Floodplain District and its surrounding areas. The Floodplain District is outlined in black and contains four lots: Lot 1, Lot 2, Lot 3, and Lot 4. Lot 1 is a narrow strip along Emily Lane, while Lot 2 is a larger area to its north. Lot 3 is a small rectangular lot to the east of Lot 1, and Lot 4 is a large rectangular lot to the east of Lot 2. The map also shows the Outlying District to the north and the Water Protection District to the south. Emily Lane and Daniels Road are labeled on the left side of the map. A north arrow is located in the top left corner.

BOHLER//

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DEFINITIVE SUBDIVISION LOTTING PLAN "PLAN OF LAND, 49 EMILY LANE" (BY BRENNAN CONSULTING)	11 SHEETS

TOWN OF ROWLEY PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF ROWLEY, MA.

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

***DEFINITIVE
SUBDIVISION PLAN
OF 49 EMILY LANE***

— FOR —

**ROWLEY FARMS
DEVELOPMENT, LLC**

PROPOSED
DEVELOPMENT

49 EMILY LANE,
TOWN OF ROWLEY,
ESSEX COUNTY,
MASSACHUSETTS

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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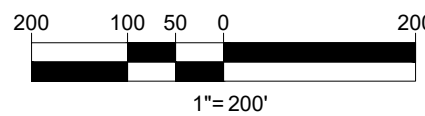
SHEET TITLE:

DEFINITIVE SUBDIVISION OF 49 EMILY LANE

SHEET NUMBER:

C-101

REVISION 1 - 11/30/2022



1" = 1,000



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PROJECT No.:	MAA220044.00
DRAWN BY:	AWP/MJW
CHECKED BY:	LMD
DATE:	04/29/2022
CAD I.D.:	MAA220044.00.02-SUBD-1A

**DEFINITIVE
SUBDIVISION PLAN
OF 49 EMILY LANE**

_____ FOR _____

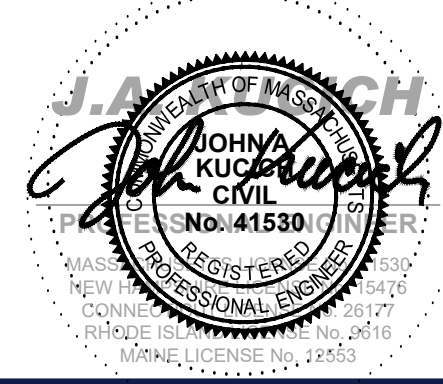
**PROPOSED
DEVELOPMENT**

49 EMILY LANE,
TOWN OF ROWLEY,
ESSEX COUNTY,
MASSACHUSETTS

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EXISTING CONDITIONS PLAN

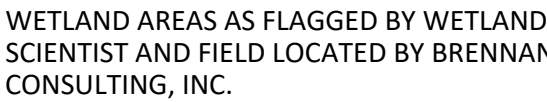
C-201

REVISION 1 - 11/30/2022



BASE PLAN INFORMATION INCLUDING BOUNDARIES, TOPOGRAPHIC INFORMATION, WETLANDS, ETC. WAS PROVIDED TO BOHLER BY DECOULOS & COMPANY, LLC AND ROWLEY FARMS DEVELOPMENT, LLC IN THE FORM OF ELECTRONIC BASE MAPPING PREPARED BY A.S.B. DESIGN GROUP, LLC FOR "FALCON NEST CONVENTIONAL YIELD PLAN", DATED 1/27/22.

PROPOSED LOT LINES PROVIDED IN ELECTRONIC CAD FILE BY DECOULOS & COMPANY, LLC, 4/29/22.



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PROJECT:

FOR

PROPOSED DEVELOPMENT

49 EMILY LANE,
TOWN OF ROWLEY,
ESSEX COUNTY,
MASSACHUSETTS

UTHBOROUGH, MA 01

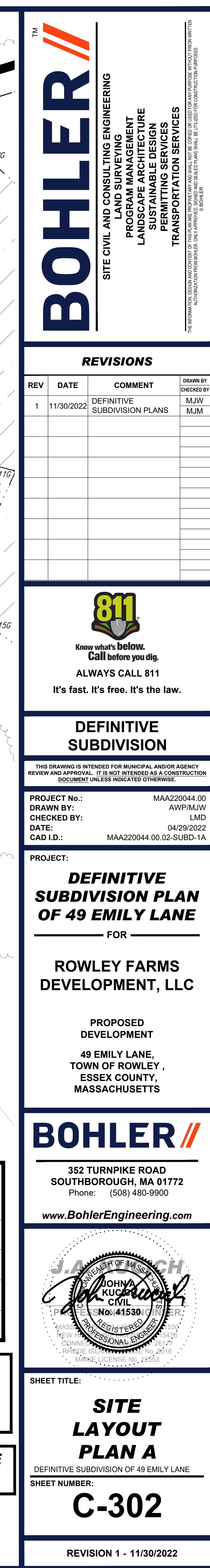
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DEFINITIVE SUBDIVISION OF 49 EMILY LANE

SHEET NUMBER

REVISION 1 - 11/30/2022



SHEET TITLE:

***SITE
LAYOUT
PLAN A***

DEFINITIVE SUBDIVISION OF 48 EMILY LANE

SHEET NUMBER:

C-302

REVISION 1 - 11/30/2022

SHEET TITLE:

***SITE
LAYOUT
PLAN A***

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***SITE
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PLAN A***

DEFINITIVE SUBDIVISION OF 48 EMILY LANE

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REVISION 1 - 11/30/2022



EMILY LANE

FLOODPLAIN DISTRICT

SOIL-MAP UNIT 306D
PAXTON FINE SANDY LOAM

SOIL MAP UNIT 16P
-ANTIC SILT LOA

31' - 12" HDPE @ 1.60%
PROP. OCS-1
GRT= 46.00
IV, OUT=44.00 (FES-2)

PROP. FES-1
INV.=43.50

33' - 12" HDPE @ 3.02%

51

PROP WALL-1

RIM= 50.38
INV. IN=47.03 (CB-2)
INV. IN=47.13 (CB-1)
V. OUT=44.50 (FES-1)

QU-1)

356

- APPROX. AREA OF WETLAND DISTURBANCE = 11,200± SF
- PROP. STREAM CROSSING. DETAILS TO BE PROVIDED IN FUTURE NOTICE OF INTENT WITH CONSERVATION COMMISSION.

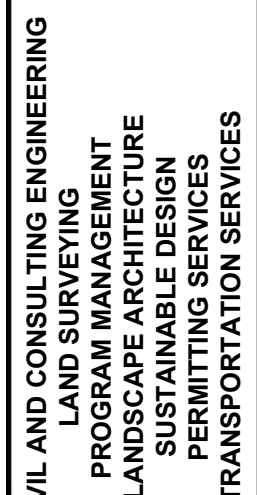
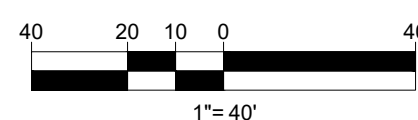
DETAILS TO BE PROVIDED IN
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WITH CONSERVATION
COMMISSION.

APPROVAL BLOCK

TOWN OF ROWLEY PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF ROWLEY, MA

TOPSOIL IS TO BE STOCKPILED ON SITE AND REUSED ON SITE. NO TOPSOIL SHALL LEAVE THE SITE EXCEPT IN ACCORDANCE WITH ROWLEY REGULATIONS.

**THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
FOR ADDITIONAL GRADING & UTILITY
NOTES**



REVISIONS

[illegible]

ALWAYS CALL 811

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**DEFINITIVE
SUBDIVISION**

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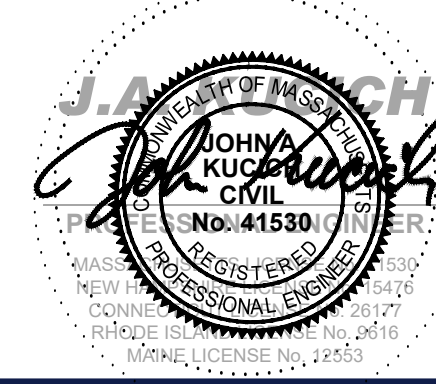
PROPOSED DEVELOPMENT

49 EMILY LANE,
TOWN OF ROWLEY ,
ESSEX COUNTY,
MASSACHUSETTS

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:

GRADING & DRAINAGE PLAN

DEFINITIVE SUBDIVISION OF 49 EMILY LANE

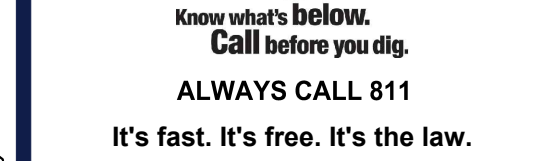
SHEET NUMBER:

C-401

REVISION 1 - 11/30/2022



REVISIONS

811

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DEVELOPMENT, LLC**

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352 TURNPIKE ROAD
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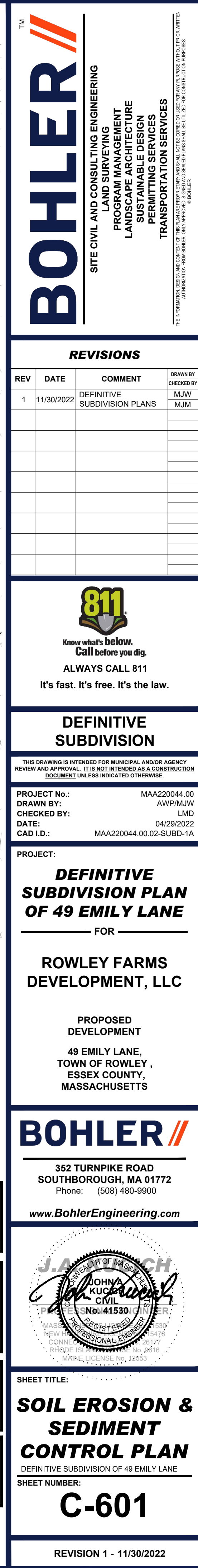


DEFINITIVE SUBDIVISION OF 49 EMILY LANE

SHEET NUMBER:

REVISION 1 11/20/2022

REVISION 1 - 11/30/2022



1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. IN THOSE AREAS THAT ARE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONSTRUCTION DAMAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR. SEDIMENT CONTROL DEVICES ARE PERMANENTLY STABILIZED FOR SEDIMENT CONTROL. DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 1. SIX INCHES, OR DEPTH SPECIFIED BY THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF (20-20-20) OR 480-480-480T APPL. PER 1,000 LB OF LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% RED FESCUE, AND 48%T. APP. PERGRASS AND LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOY MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE USED.
 4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

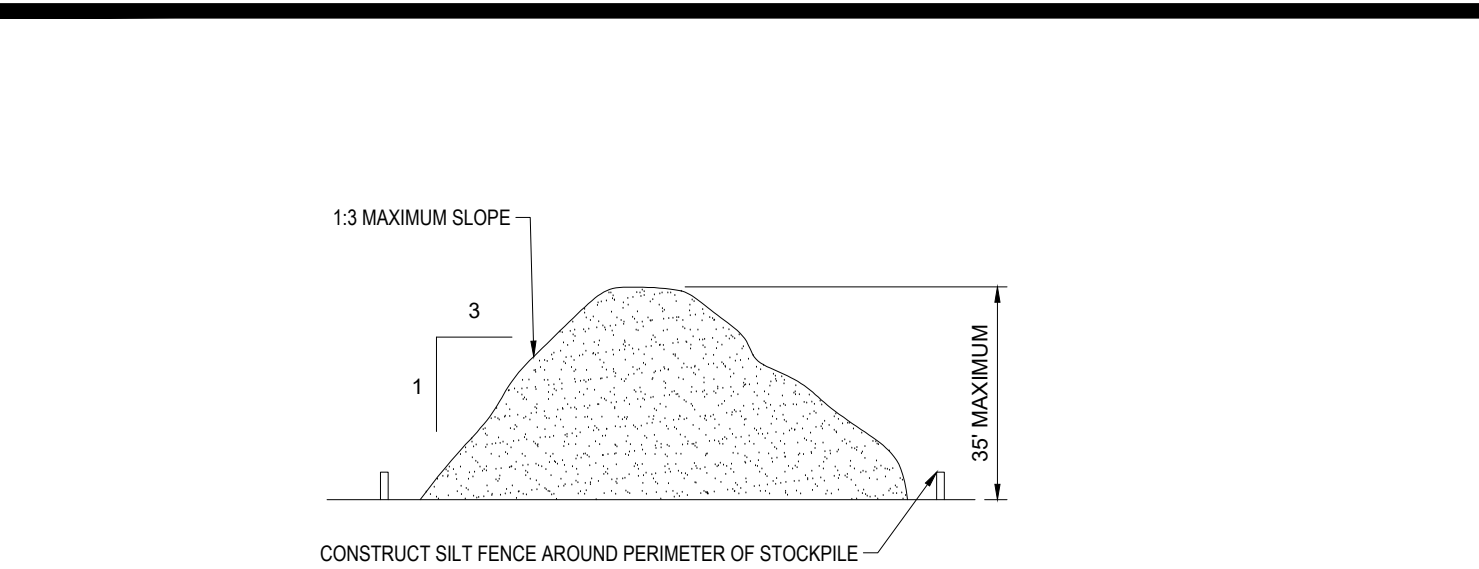
LOCATION	MULCH	MULCH RATE (1000 SF)
PROTECTED AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL, EXPOSED ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL. PROTECTION AS LISTED IN ITEM 2 ABOVE.
24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHES APPLICABLE. MULCH SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
26. MULCHING REQUIREMENTS:
 - 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 26.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 26.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES MUST BE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 1.106 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - 4.1. EXISTING CONSTRUCTION ENTRANCE (EAVE) AT 1/4 MI. FROM GRAVEL CONE TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - 4.2. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND EXCAVATION AREAS, AND OTHER AREAS.
 - 4.3. INSTALL FIBER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON ALL SLOPES DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF THE DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH INLETS OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE HEIGHT OF THE EROSION CONTROL BARRIERS' HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BARRIERS TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC MAINTAIN SAME IN STRICT ACCORDANCE WITH THE FOLLOWING BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-ADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURFLANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-ADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON AND OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN EFFECTIVE EROSION CONTROL.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

[illegible]

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- CLEARING AND GRUBBING
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- PAVE ACCESSWAYS
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

PROFILE

SEE CHART 1

PUBLIC R.O.W.

EXISTING GROUND

2-1/2" CLEAN STONE

6" MIN

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

PLAN VIEW

SEE CHART 1

EXISTING GROUND

25R

25R

PUBLIC RIGHT OF WAY

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

INLET GRATE

LOOPS SIZED FOR 1" BAR. LIFT FILET BAG FROM INLET USING EBAR FOR HANDLES

PERFORATION HOLES

GEOTEXTILE BAG

BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT

RESTRAINT SIZED FOR 1" BAR FOR HANDLE TO LIFT FILTER BAG AT A SEDIMENT COLLECTION LOCATION

DEPTH = 4'

LENGTH = 4'

WIDTH = 4'

FINISHED GRADE

SECURE LIFTING LOOPS TO OR UNDER SURFACE

2"X2"X3/4" RUBBER BLOCK (TYP)

1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN

SECTION

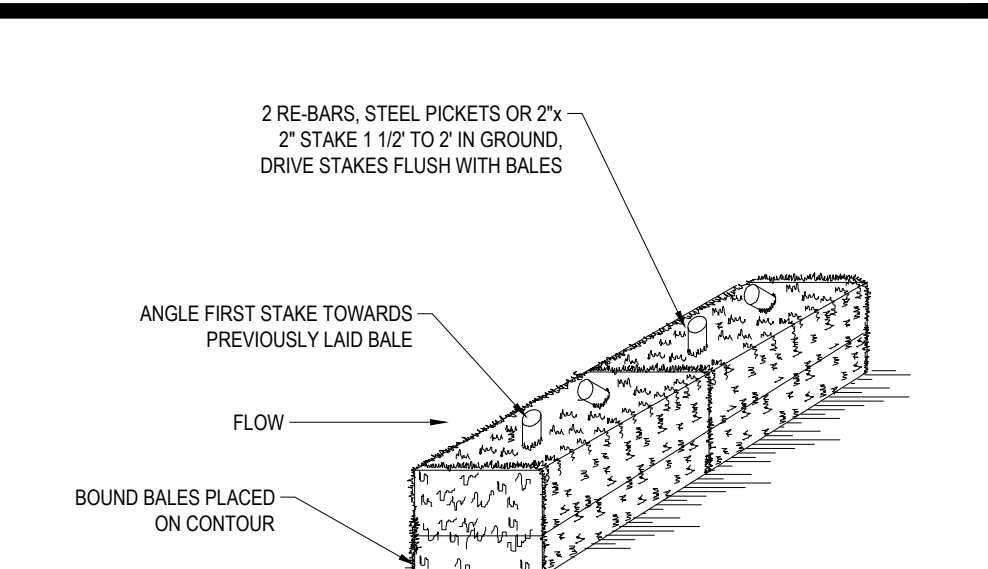
VIEW

VIEW OF INSTALLED FILTER SACK

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRASS TENSILE STRENGTH	ASTM D-4832	300 LBS
GRASS TENSILE ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEST	ASTM D-4833	42 LB
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW	ASTM D-4401	40 GAL/50 SQ FT
PERMITTIVITY	ASTM D-4881	0.5 SEC. ⁻¹

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRASS TENSILE STRENGTH	ASTM D-4832	260 LBS
GRASS TENSILE ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEST	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW	ASTM D-4401	200 GAL/50 SQ FT
PERMITTIVITY	ASTM D-4881	1.5 SEC. ⁻¹

NOTE:
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS



DRAINAGE AREA NO MORE THAN $\frac{1}{4}$ AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

NOTES

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

TOWN OF ROWLEY PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF ROWLEY, MA

REVISIONS

[illegible]

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**DEFINITIVE
SUBDIVISION**

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PROJECT No.: MAA220044
DRAWN BY: AWP/MJ
CHECKED BY: LM
DATE: 04/29/20
CAD I.D.: MAA220044.00.02-SUBD-

PROJECT:

**DEFINITIVE
SUBDIVISION PLAN
OF 49 EMILY LANE**
_____ FOR _____

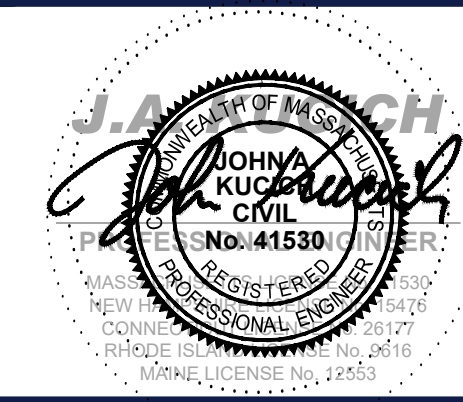
**ROWLEY FARMS
DEVELOPMENT, LLC**

PROPOSED DEVELOPMENT

49 EMILY LANE,
TOWN OF ROWLEY ,
ESSEX COUNTY,
MASSACHUSETTS

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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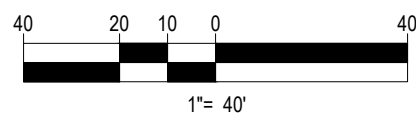
SHEET TITLE:
**SOIL EROSION &
SEDIMENT
CONTROL NOTE
& DETAILS**

DEFINITE SUBDIVISION OF THE LAND

SHEET NUMBER:

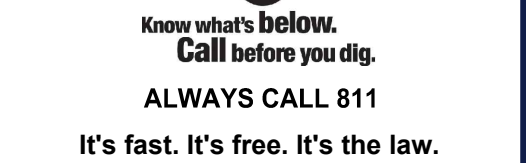
C-602

REVISION 1 - 11/30/2022



SEED MIX KEY

	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX

[illegible]

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PROJECT:

**ROWLEY FARMS
DEVELOPMENT, LLC**

**PROPOSED
DEVELOPMENT**

**49 EMILY LANE,
TOWN OF ROWLEY ,
ESSEX COUNTY,
MASSACHUSETTS**

352 TURNPIKE ROAD
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DEFINITIVE SUBDIVISION OF 49 EMILY LANE
SHEET NUMBER:

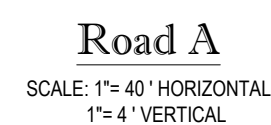
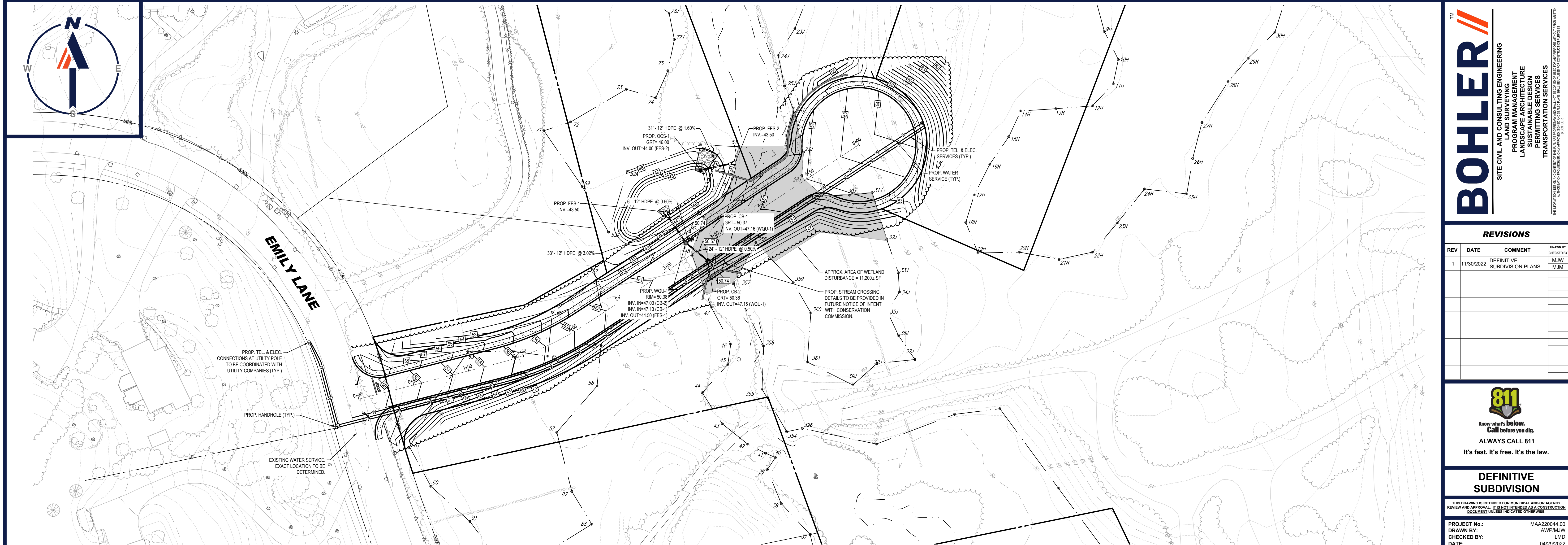
C-701

REVISION 1 - 11/30/2022

[illegible]

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

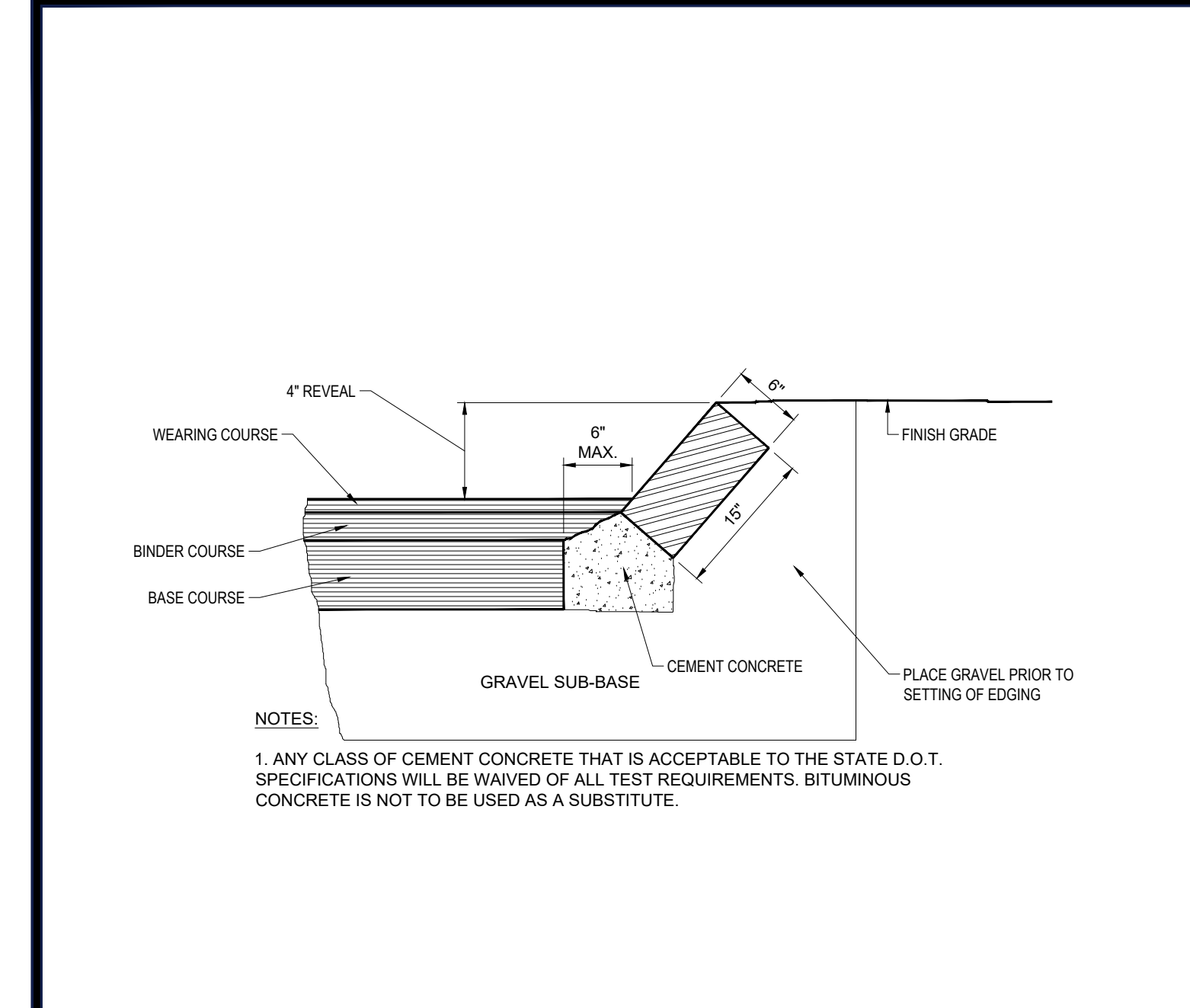
LANDSCAPE SPECIFICATIONS



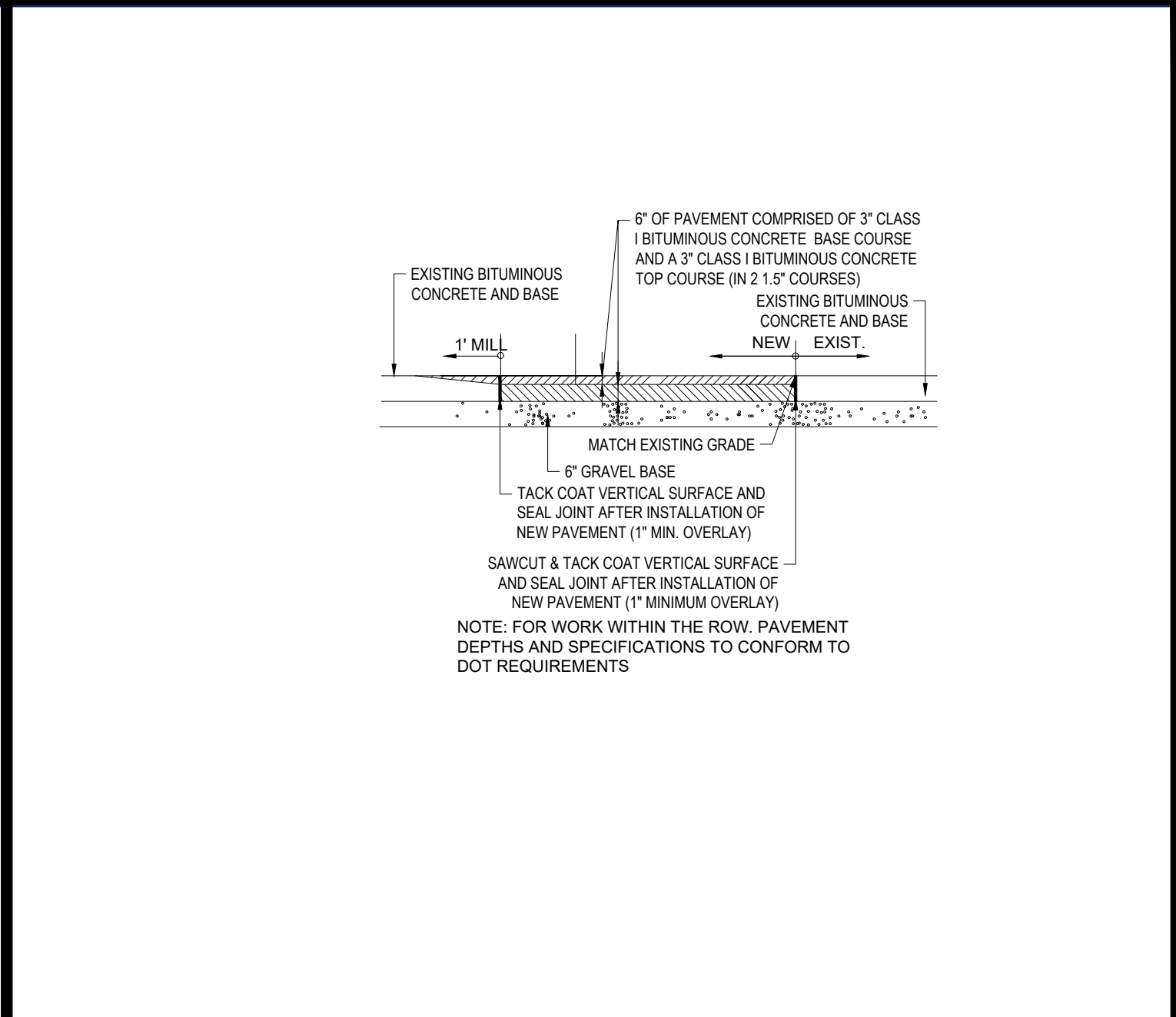
TOWN OF ROWLEY PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF ROWLEY, MA.

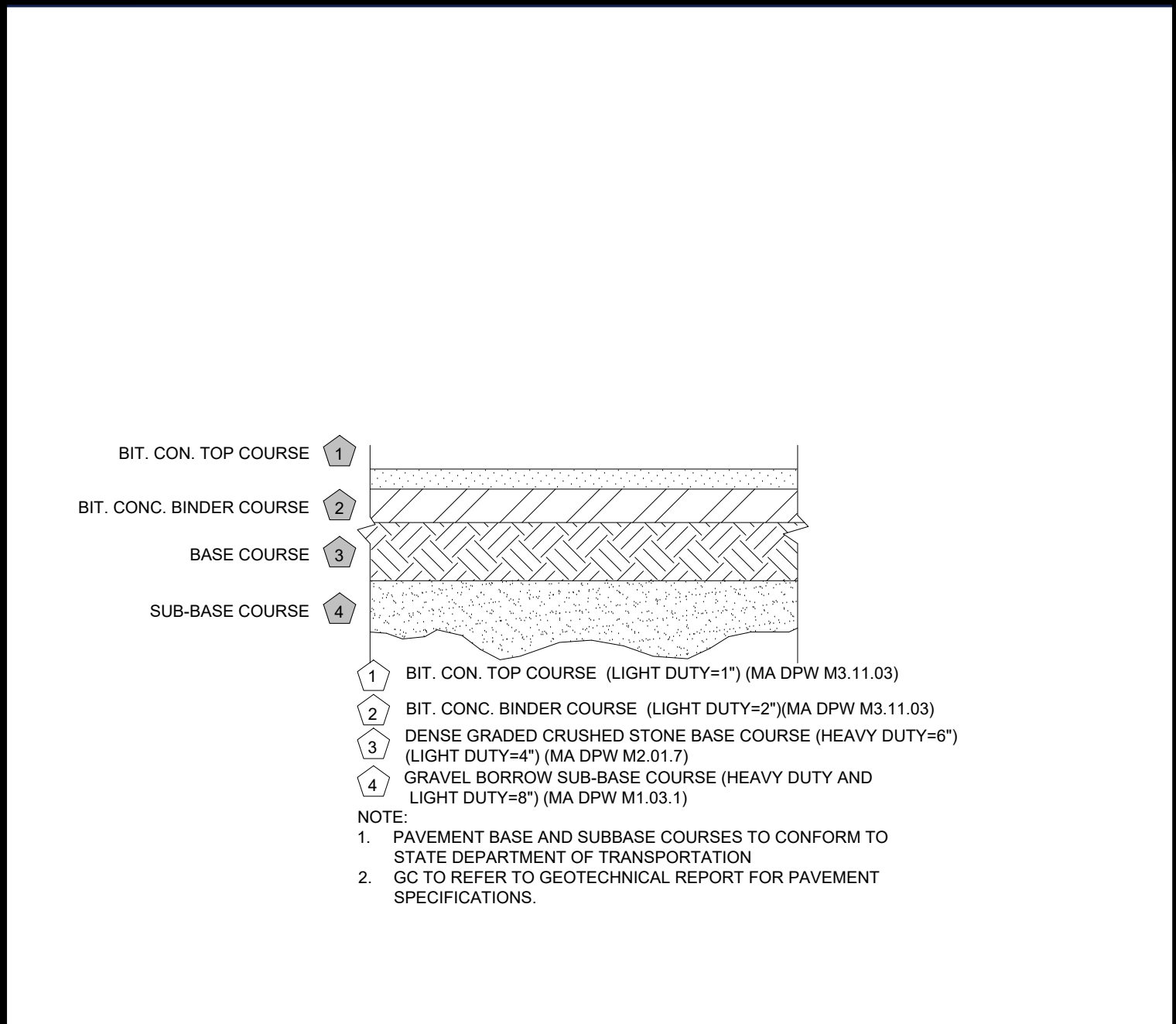
REVISION 1 - 11/30/2022



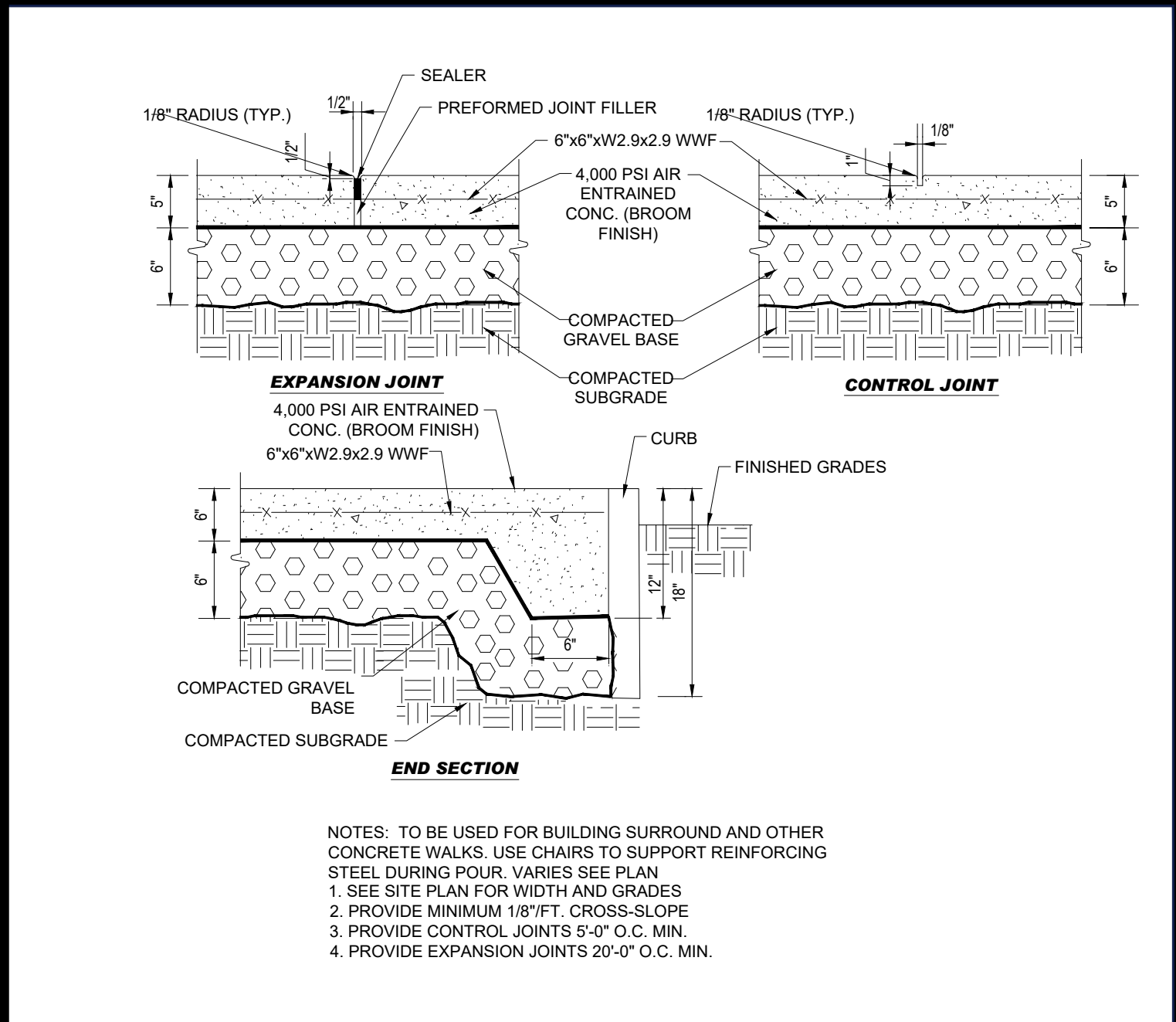
SLOPED GRANITE CURBING
NOT TO SCALE (S300.01xx_07/2022) N.T.S.



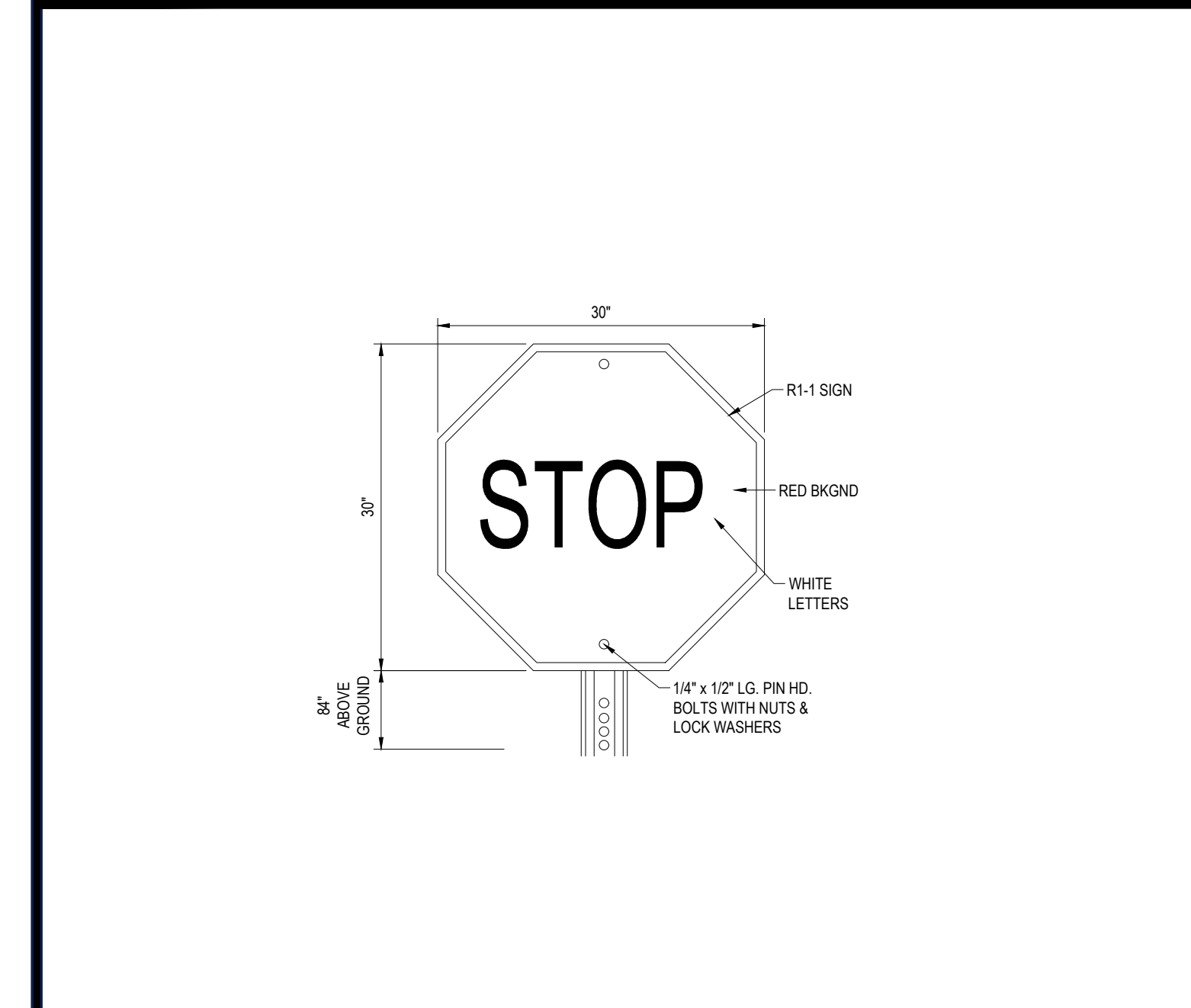
ROADWAY PATCHING
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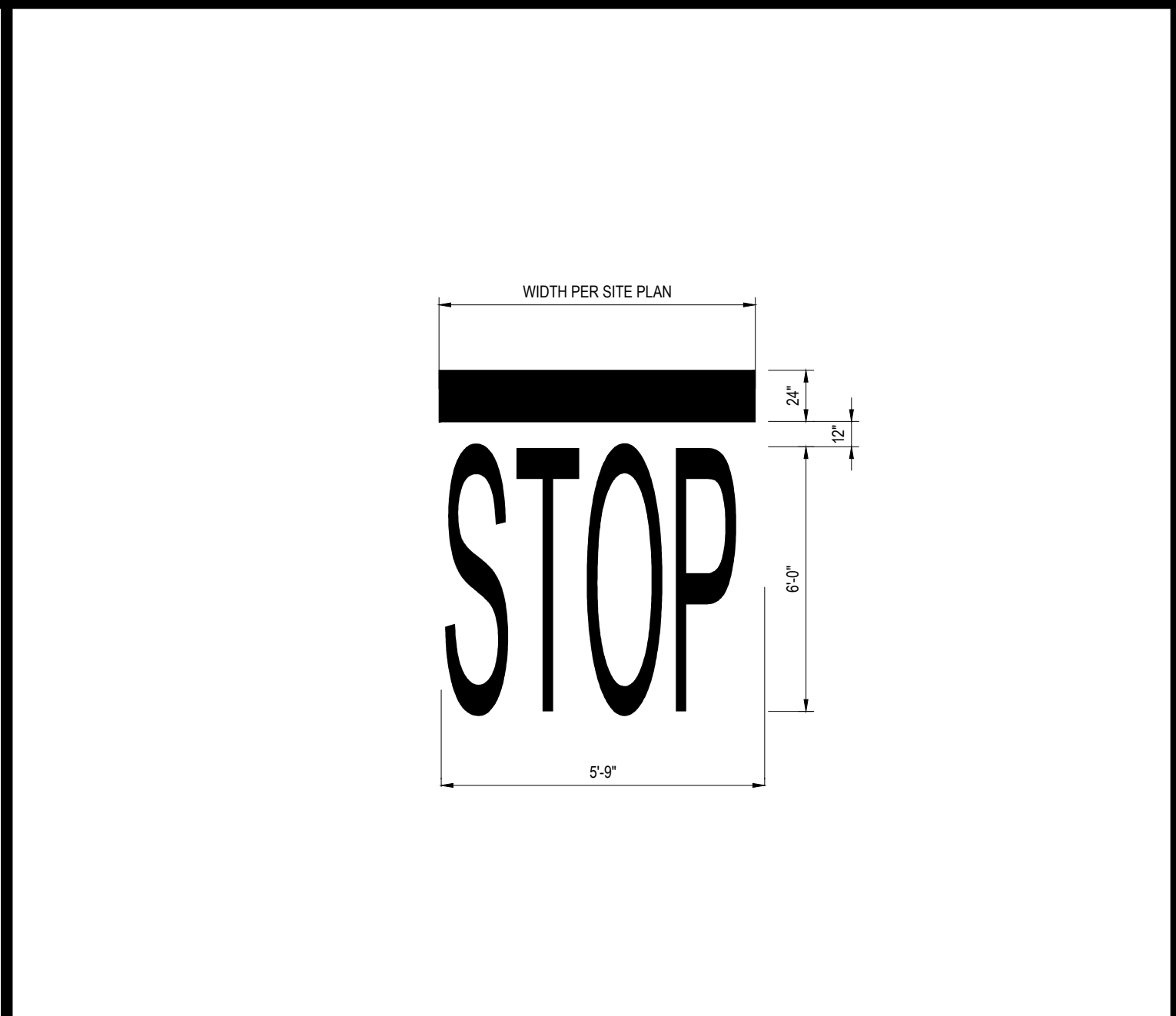
PAVEMENT SECTION
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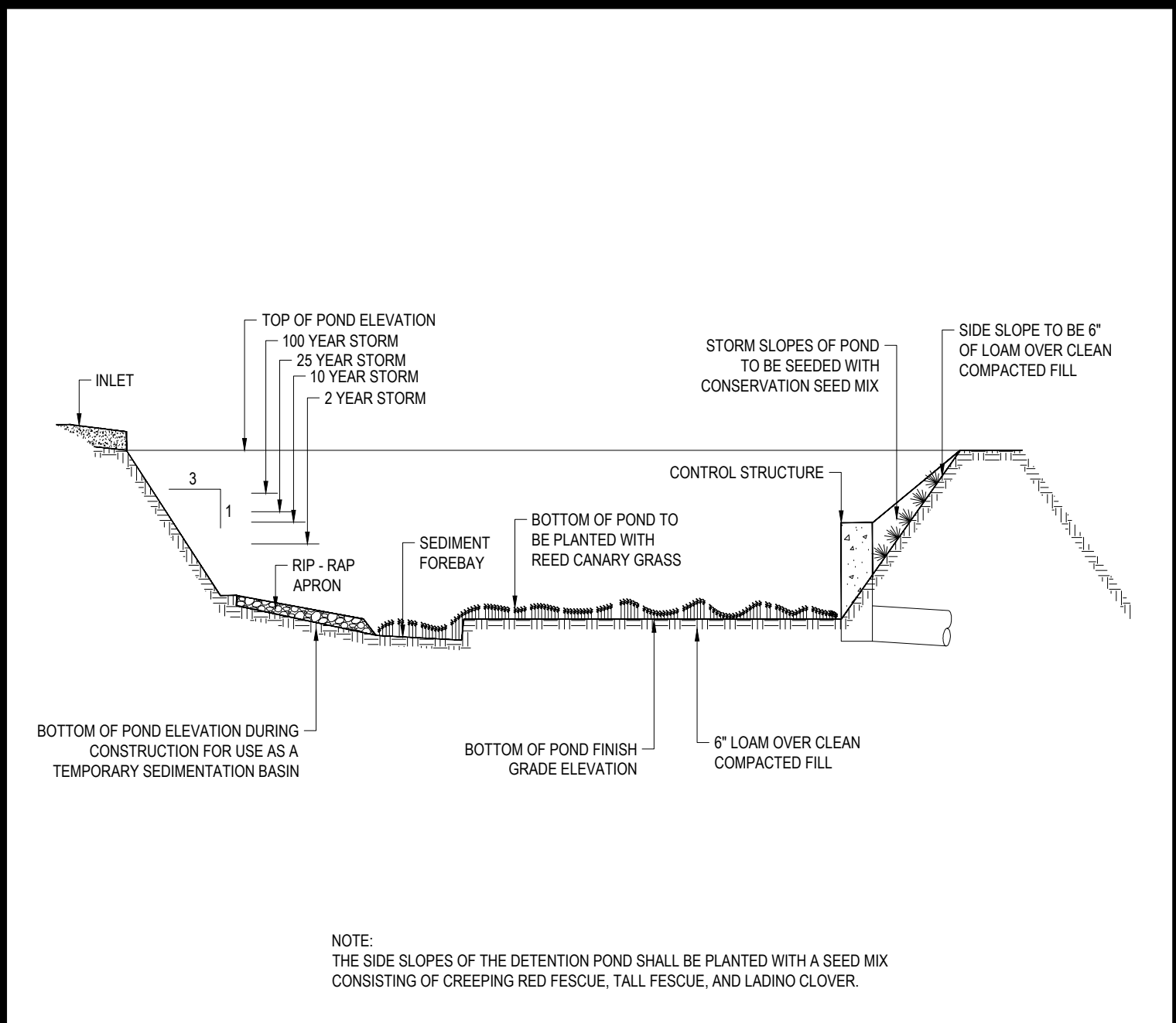
CONCRETE SIDEWALK
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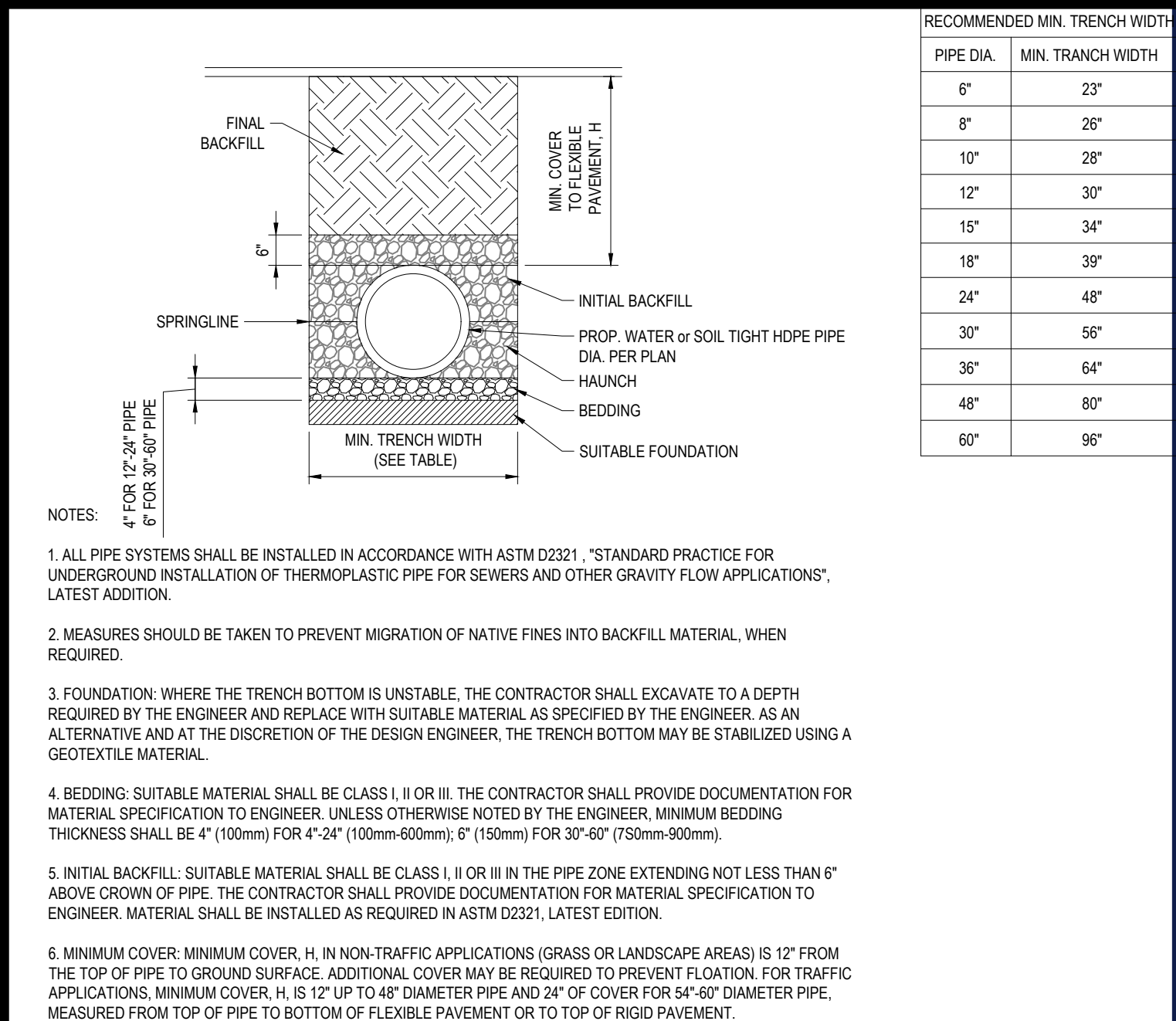
STOP SIGN
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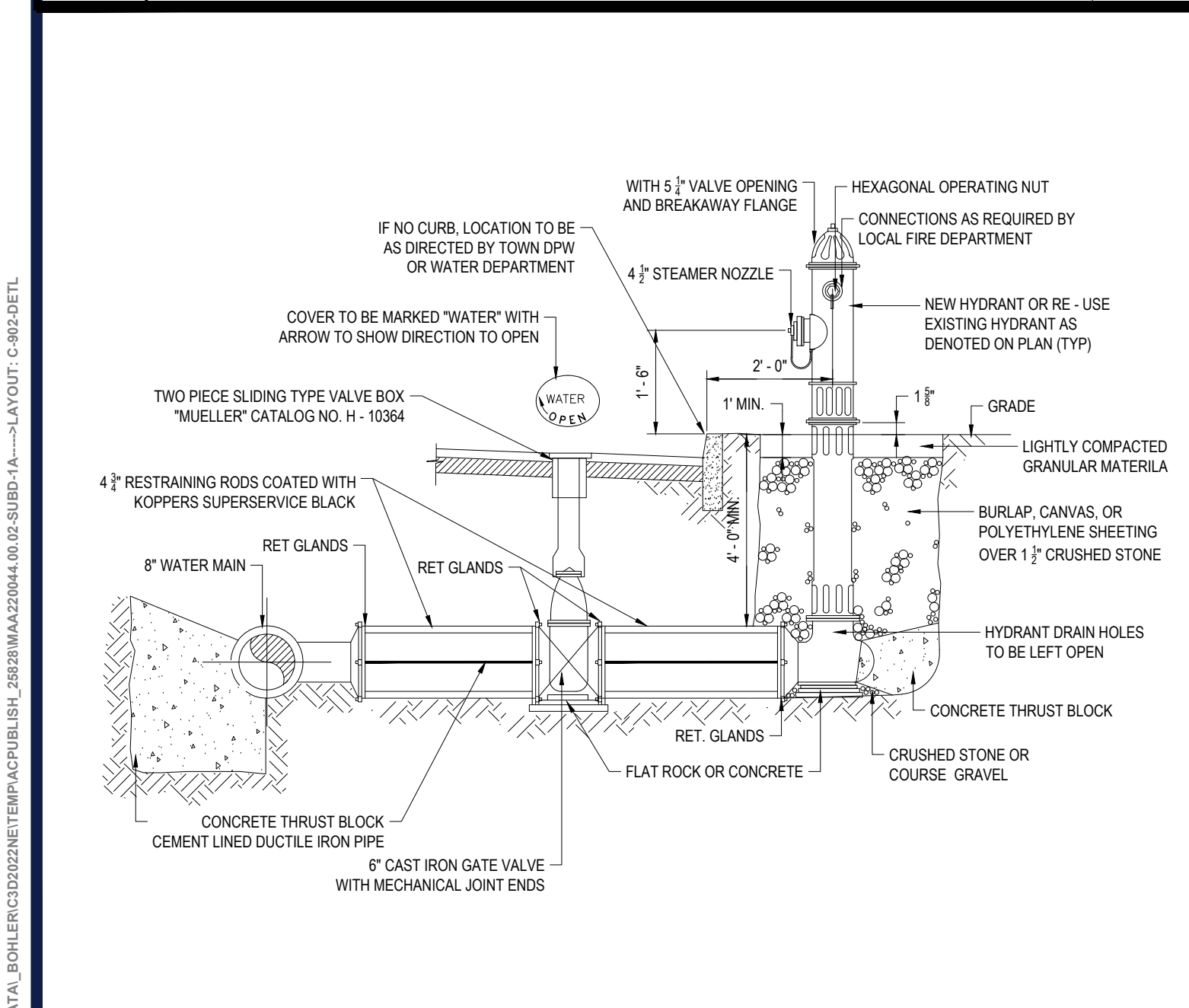
STOP BAR
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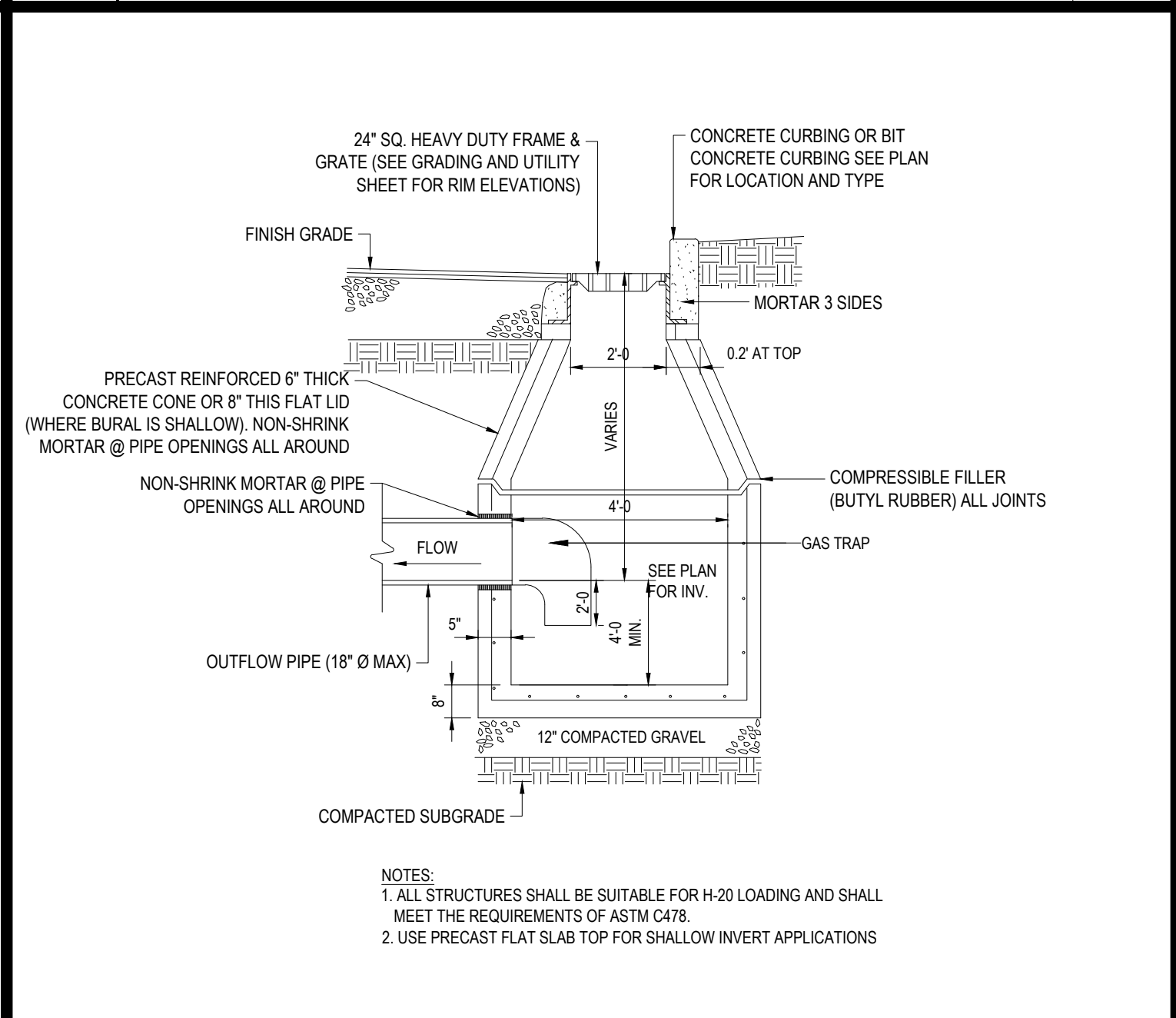
DETENTION POND BASIN
N.T.S.



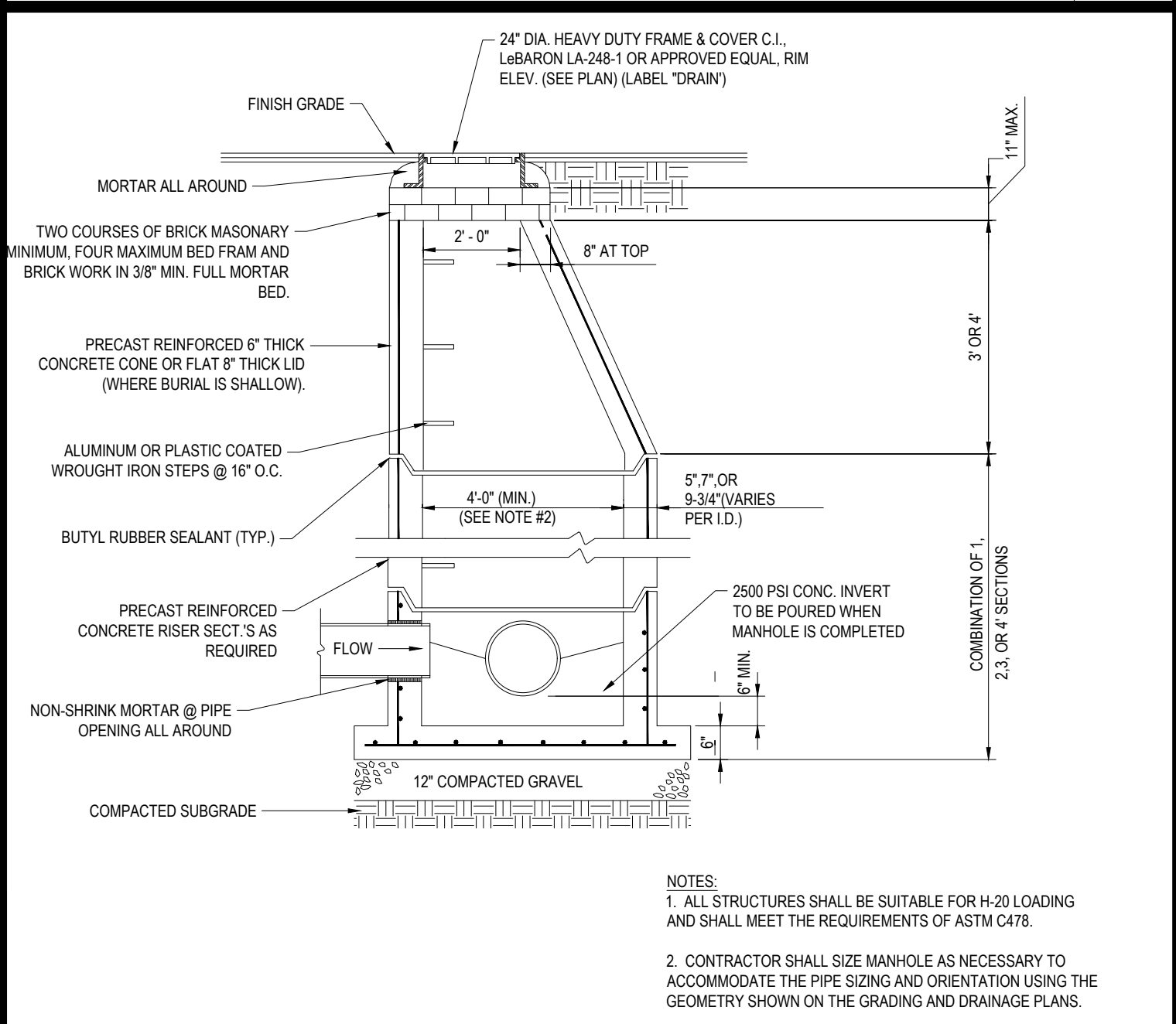
HDPE STORM DRAINAGE TRENCH
N.T.S.



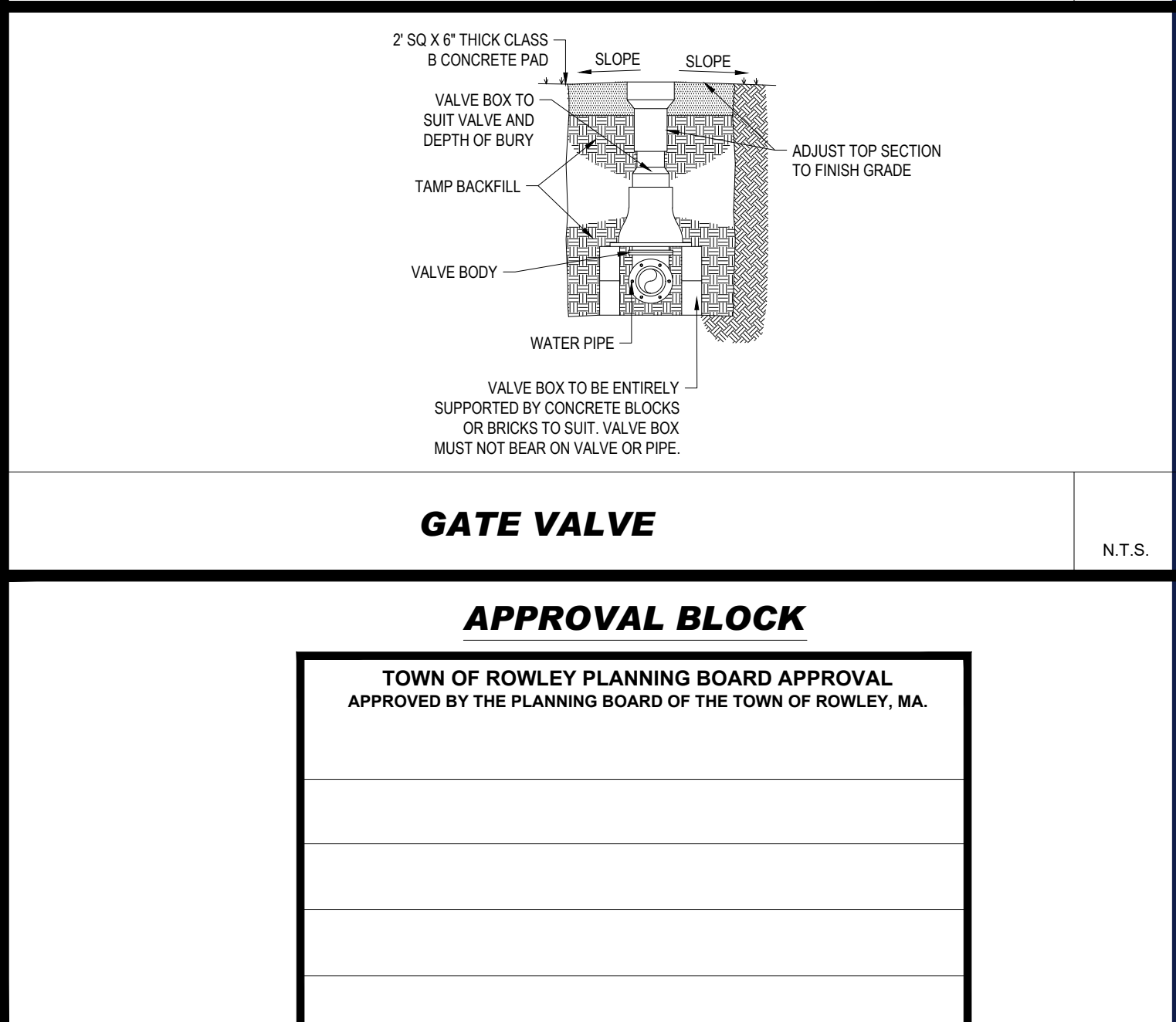
HYDRANT & VALVE INSTALLATION
N.T.S.



PRECAST CONCRETE DEEP SUMP CATCH BASIN
N.T.S.



PRECAST CONCRETE STORM DRAIN MANHOLE
N.T.S.



GATE VALVE
N.T.S.

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1	11/30/2022	DEFINITIVE SUBDIVISION PLANS	MJW MJM

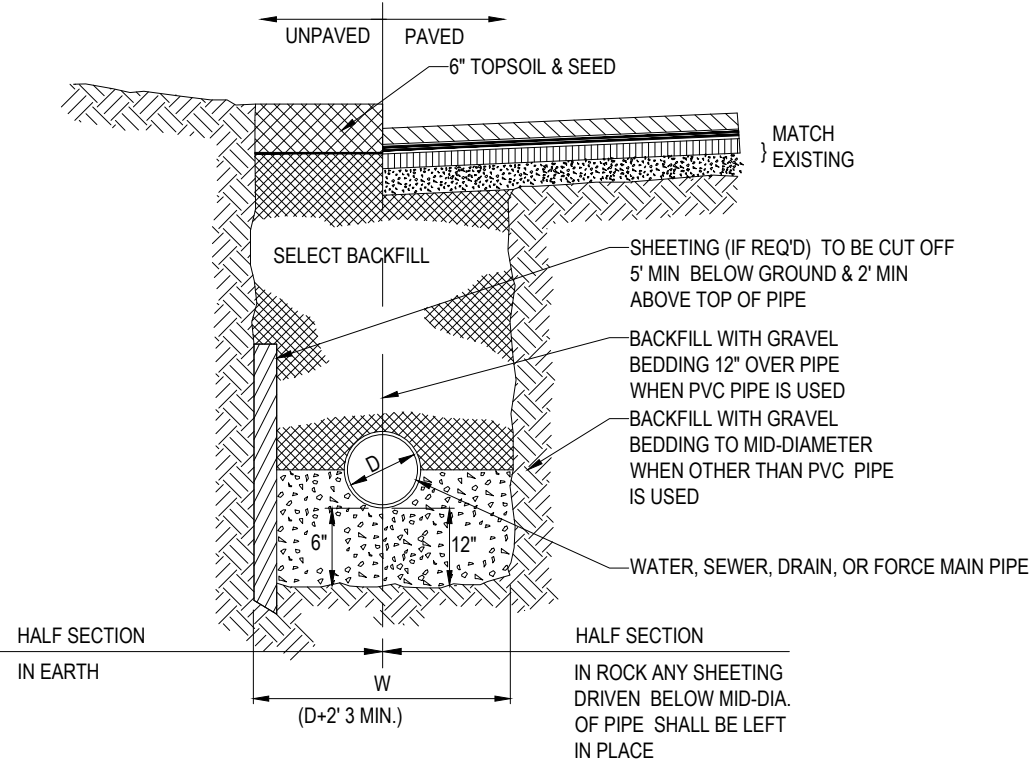
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PROJECT No.: MAA220044.00
DRAWN BY: AWP/MJW
CHECKED BY: LMD
DATE: 04/29/2022
CAD ID: MAA220044.00.02-SUBD-1A
PROJECT:
DEFINITIVE SUBDIVISION PLAN OF 49 EMILY LANE
FOR
ROWLEY FARMS DEVELOPMENT, LLC
PROPOSED DEVELOPMENT
49 EMILY LANE,
TOWN OF ROWLEY,
ESSEX COUNTY,
MASSACHUSETTS

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352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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No. 41530
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
CONTRACT NO. 177
MASSACHUSETTS
MORRIS LICENSE NO. 12153

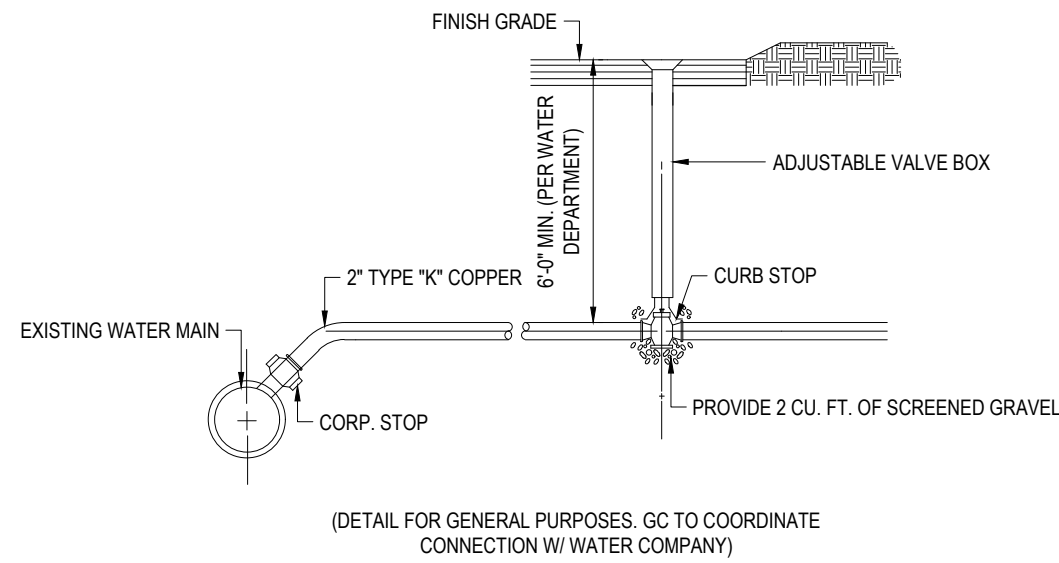
SHEET TITLE:
DETAIL SHEET
DEFINITIVE SUBDIVISION OF 49 EMILY LANE
SHEET NUMBER:
C-902
REVISION 1 - 11/30/2022

C:\PROGRAMDATA\BOHLER\320222\NETEMPAC\PUBLISH_2828\MAA220044.00.02-SUBD-1A-1-JAYOUT: C-903.DETL



TYPICAL UTILITY TRENCH

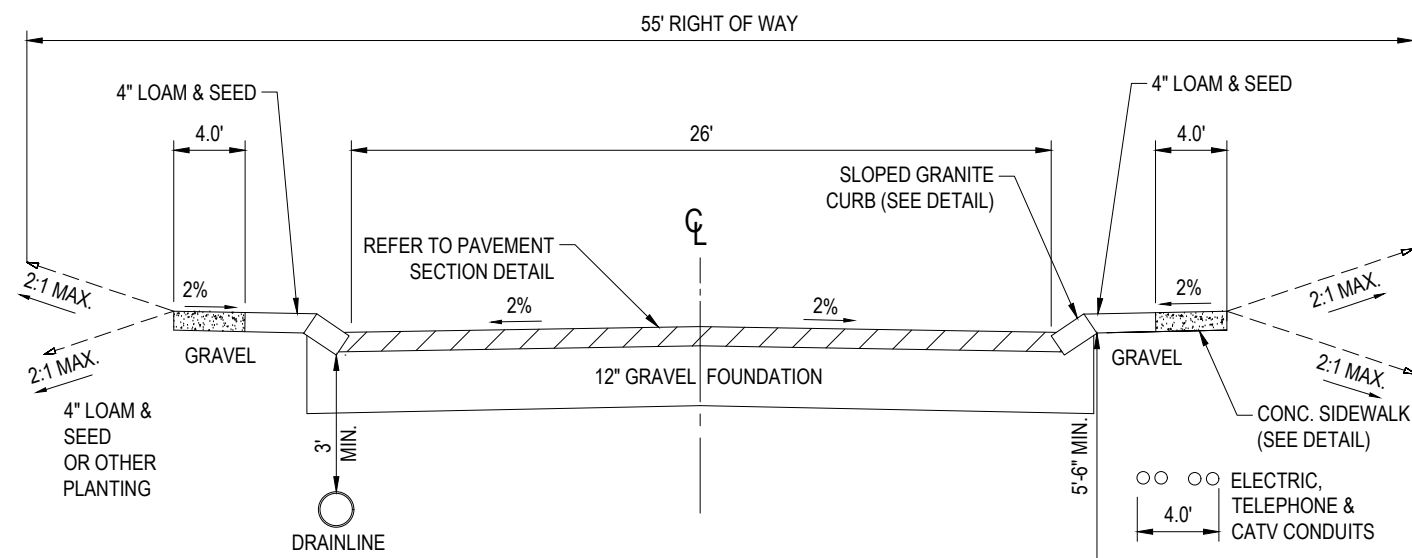
N.T.S.



WATER SERVICE CONSTRUCTION

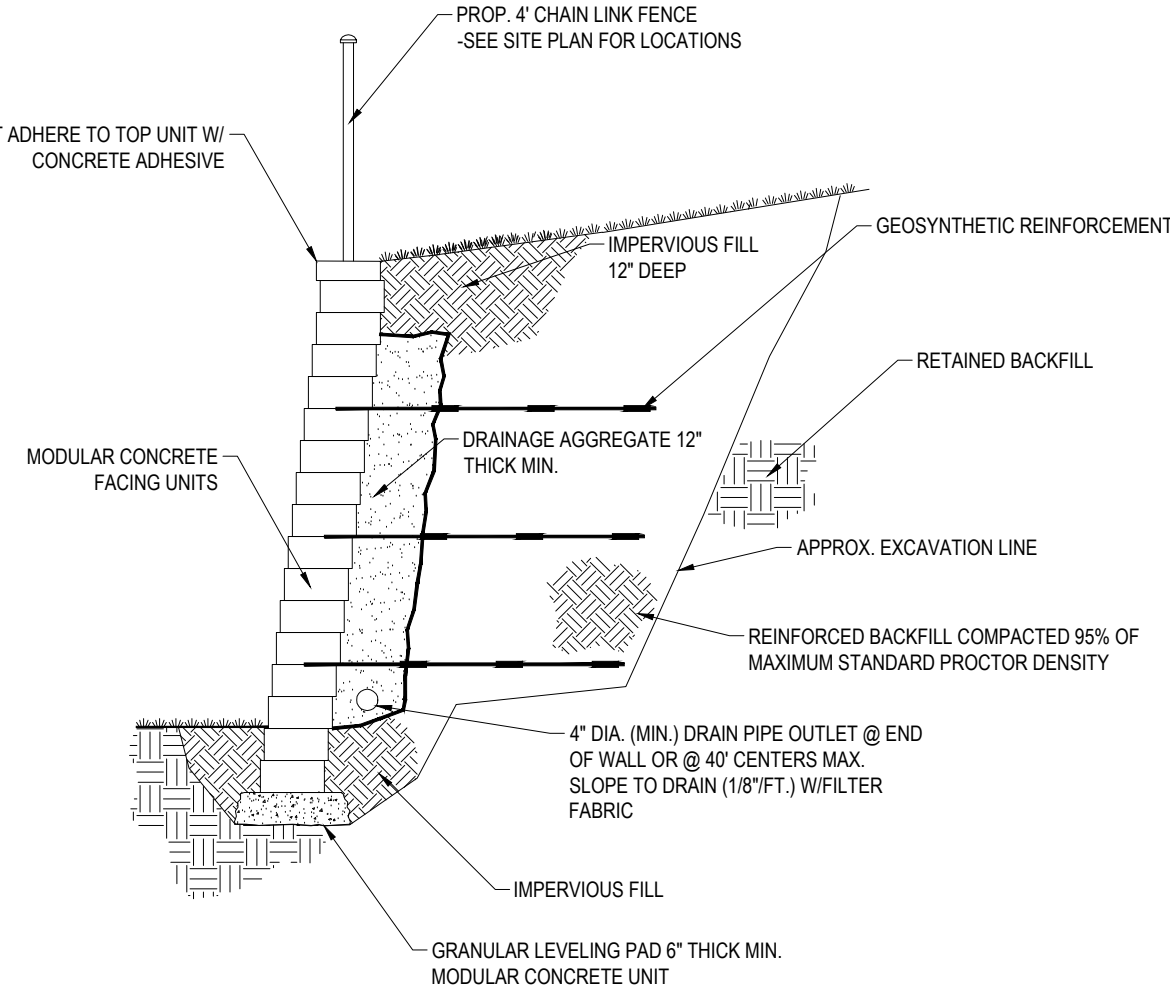
NOT TO SCALE. (\$500.03xx_07/2022)

N.T.S.



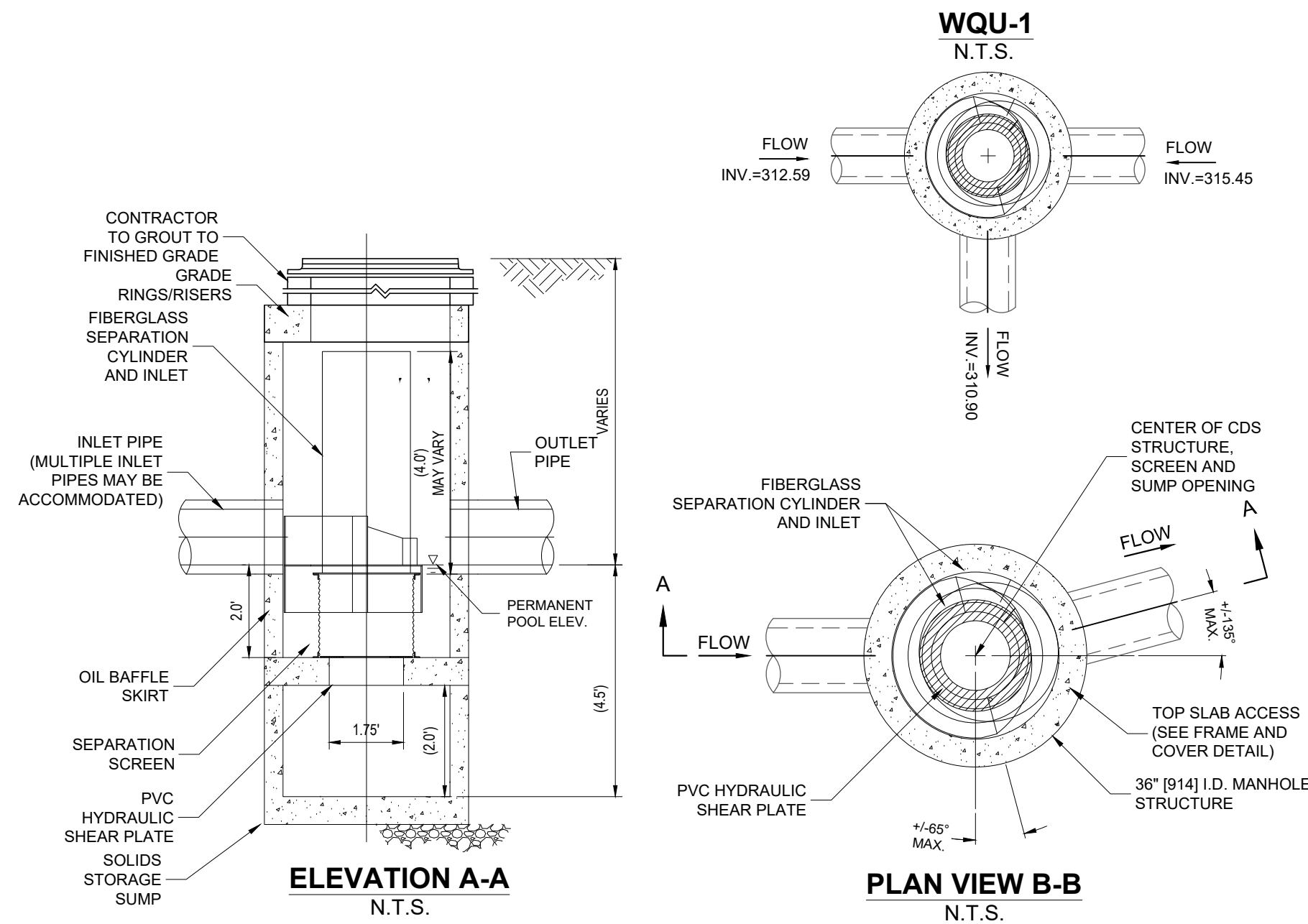
ROAD CROSS SECTION

N.T.S.



REINFORCED SEGMENTED BLOCK RETAINING WALL

N.T.S.

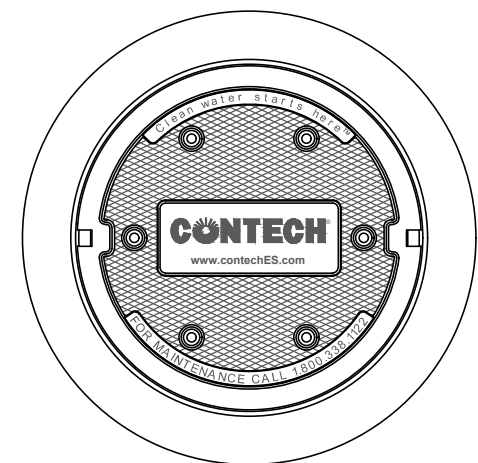


INLINE WATER QUALITY UNIT (WQU) DETAIL - CDS2015-4-C

N.T.S.

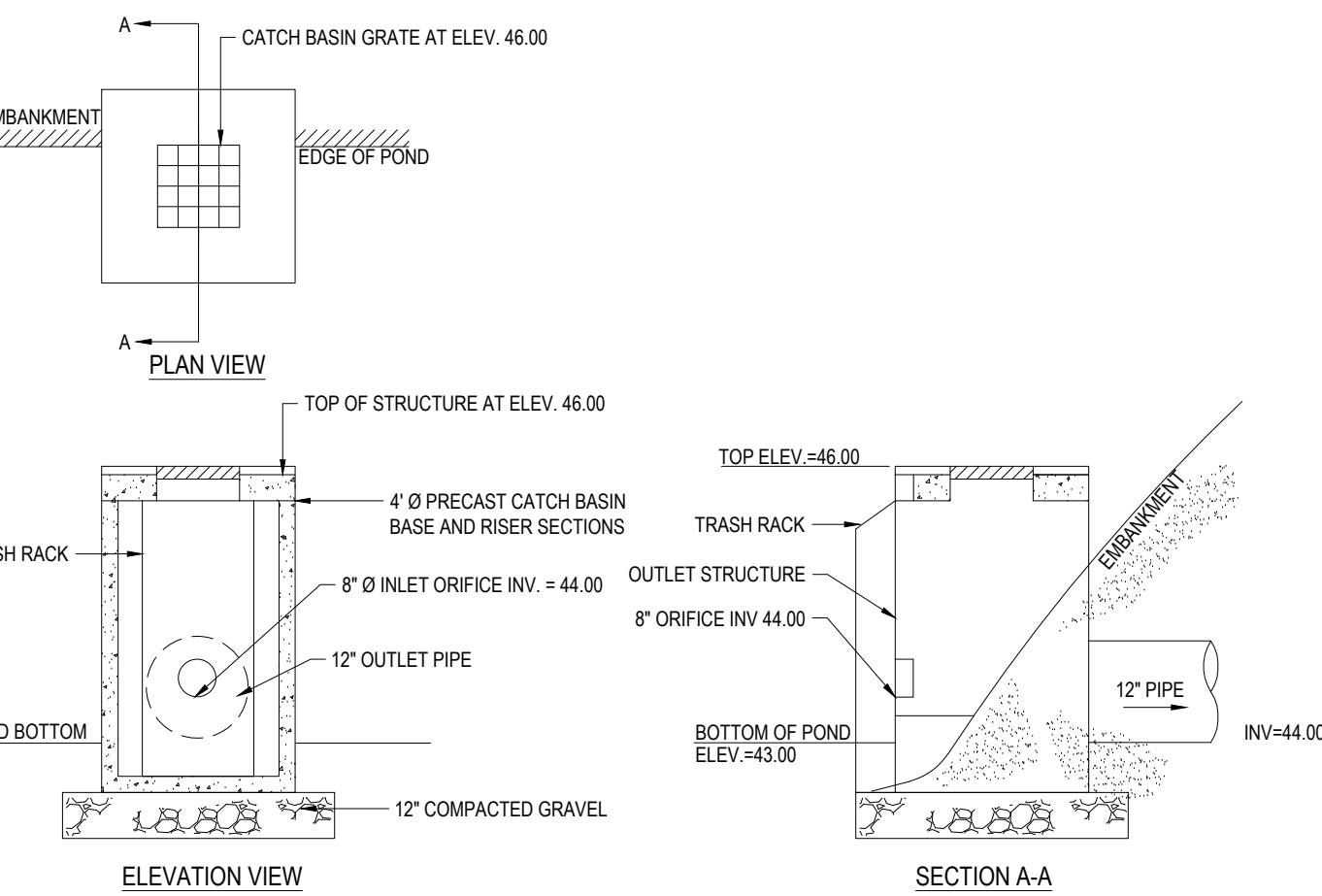
- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
 5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

- INSTALLATION NOTES
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



FRAME AND COVER (DIAMETER VARIES) N.T.S.

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OUTLET CONTROL STRUCTURE

N.T.S.

APPROVAL BLOCK

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DRAWN BY: AWP/MJW
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PROJECT:

DEFINITIVE SUBDIVISION PLAN OF 49 EMILY LANE FOR

ROWLEY FARMS DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

49 EMILY LANE,
TOWN OF ROWLEY,
ESSEX COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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SHEET TITLE:

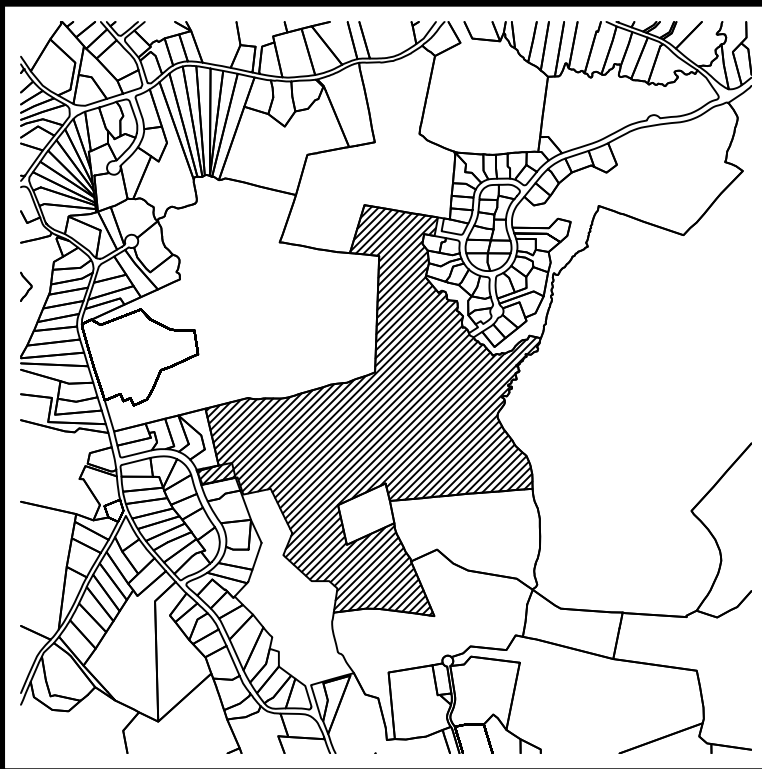
DETAIL SHEET

DEFINITIVE SUBDIVISION OF 49 EMILY LANE
SHEET NUMBER:

C-903

REVISION 1 - 11/30/2022

KEY SHEET AND LOCUS MAP



LOCUS MAP NOT TO SCALE

LEGEND

- DRILL HOLE
○ IRON SURVEY MARKER
⊕ FENCE POST
⊞ PILE OF STONES
(C) CALCULATED
CHB CHORD BEARING
CHD CHORD DISTANCE
Δ DELTA ANGLE
FD FOUND
IP IRON PIPE
IR IRON ROD
L ARC LENGTH
R RADIUS OR RIM ELEVATION
(R) RECORD
SQ. FT. SQUARE FEET
⊞ STONE WALL

ZONING ANALYSIS TABLE					
ZONING DISTRICT	OUTLYING AND RESIDENTIAL DISTRICTS				
OVERLAY DISTRICT	WATER PROTECTION DISTRICT				
ZONE CRITERIA	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	60,000 SF	70,900± SF	118,939± SF	60,017± SF	4,433,414± SF
FRONTAGE	150 FT	152.29 FT	155.58 FT	152.8 FT	513.1 FT
WIDTH AT FRONT SETBACK	100 FT	115.3 FT	152.3 FT	200.5 FT	272.7 FT
LOT WIDTH	40 FT	87.2 FT	138.1 FT	153.8 FT	106.7 FT
LOT PERIMETER (1)	1 FT / 39.6 SF AREA (MAX.)	1,790 FT (MAX), 1,357± FT PROVIDED	3,004 FT (MAX), 1,540± FT PROVIDED	1,516 FT (MAX), 1,089± FT PROVIDED	111,955 FT (MAX), 15,932± FT PROVIDED
MIN. FRONT SETBACK	50 FT	50 FT	50 FT	50 FT	50 FT
MIN. SIDE SETBACK	15 FT	15 FT	15 FT	15 FT	15 FT
MIN. REAR SETBACK	15 FT	15 FT	15 FT	15 FT	15 FT

(1) ZONING REGULATIONS INDICATE PERIMETER TO BE MINIMUM REQUIRED AS WRITTEN IN ZONING BYLAWS. PERIMETER CLARIFIED AS BEING MAXIMUM ALLOWED PER CONVERSATION WITH TOWN PLANNER ON 4/27/22

NOTES:

- THE BASE PLAN INFORMATION INCLUDING TOPOGRAPHIC INFORMATION, WETLANDS, ETC. WAS PROVIDED TO BRENNAN CONSULTING BY DECOULOS & COMPANY, LLC AND ROWLEY FARMS DEVELOPMENT, LLC IN THE FORM OF ELECTRONIC BASE MAPPING PREPARED BY A.S.B. DESIGN GROUP, LLC FOR "FALCON NEST CONVENTIONAL YIELD PLAN", DATED 1/27/22.
- THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), BASED ON GPS OBSERVATIONS.
- THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS.
- THE PLANIMETRIC DETAIL, AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BETWEEN JUNE 2022 AND NOVEMBER 2022 BY BRENNAN CONSULTING.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR
DATE 12/1/2022



SCALE: 1"=200'



PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.

SCALE: 1"=200'

DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING

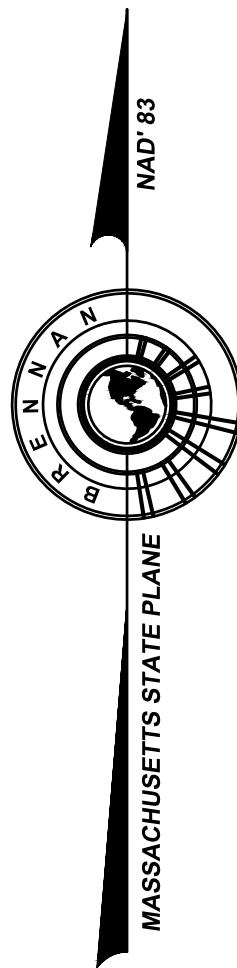
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

FIELD CHIEF: CA APPROVED: EC PM: EC SHEET NO. 1 OF 11
RESEARCH: PBO/EC COMP: PBO/EC CADD: PBO/EC JOB NO. 22275-1

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

RESERVED FOR REGISTRY USE



APPROVED BY THE TOWN OF ROWLEY PLANNING BOARD

DATE: _____

REFERENCES:

SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS

DEED BOOK 41235, PAGE 445

PLAN BK 364, PAGE 74
PLAN BK 390, PAGE 17
PLAN BK 334, PAGE 31
PLAN BK 435, PAGE 77
PLAN BK 476, PAGE 89
PLAN BK 477, PAGE 97
PLAN BK 445, PAGE 64
PLAN BK 160, PAGE 14
PLAN BK 40797, PAGE 526

ASSESSOR MAP-PARCEL 9-23

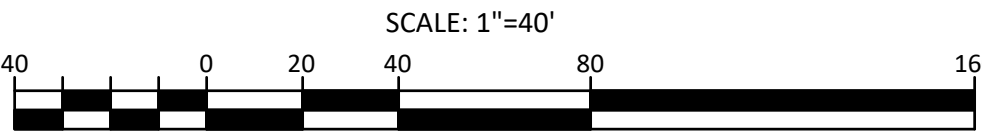
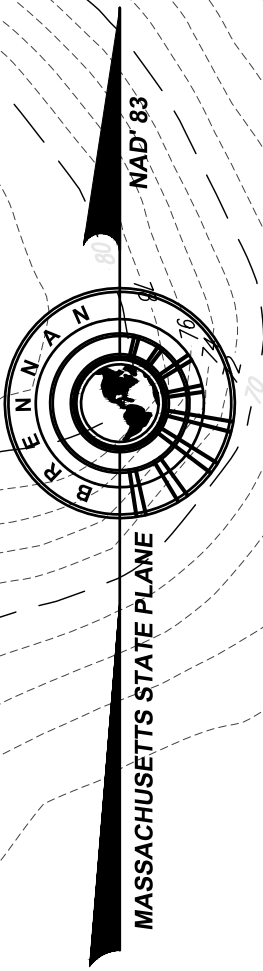
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR



12/1/2022
DATE

Now or Formerly
ROWLEY GOLF COURSE
237 DODGE ROAD
PARCEL 9-21



**PLAN OF LAND
43 DANIELS ROAD
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

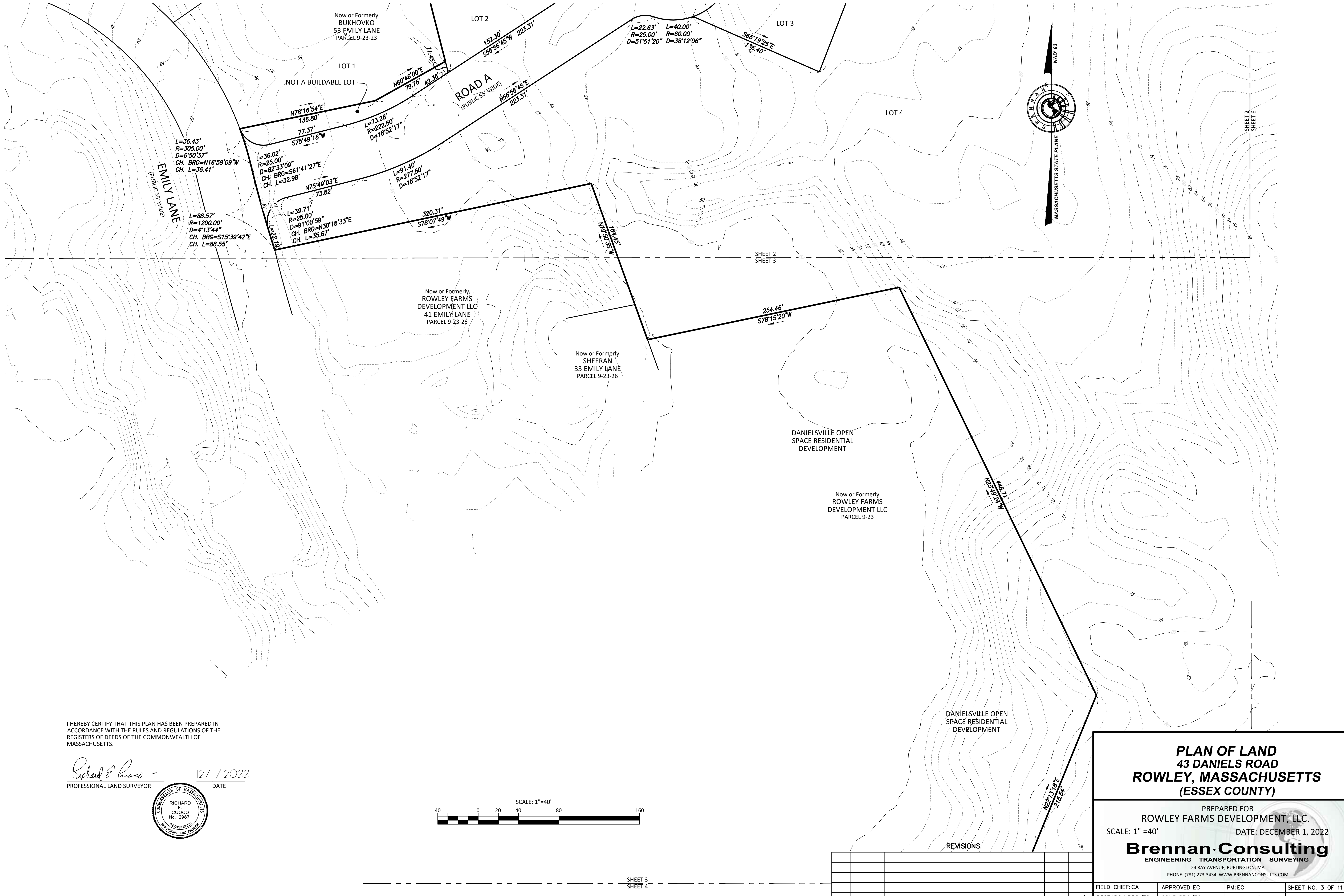
Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 2 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1

P:\22275 400 Acres, Rowley Farms Development LLC\Survey\Draw\Submitted to Client\22275-1 400 EMILY.dwg (Submitted to Client\22275-1 400 EMILY.dwg)

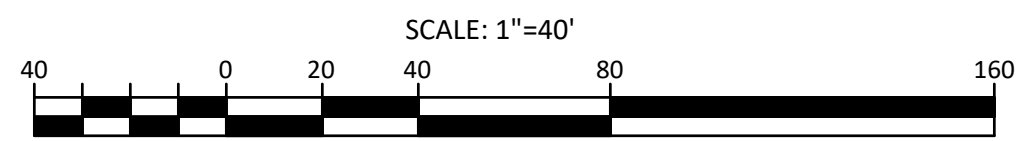


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Richard E. Ciojoco
PROFESSIONAL LAND SURVEYOR



12/1/2022
DATE



SHEET 3
SHEET 4

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

PLAN OF LAND
43 DANIELS ROAD
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)

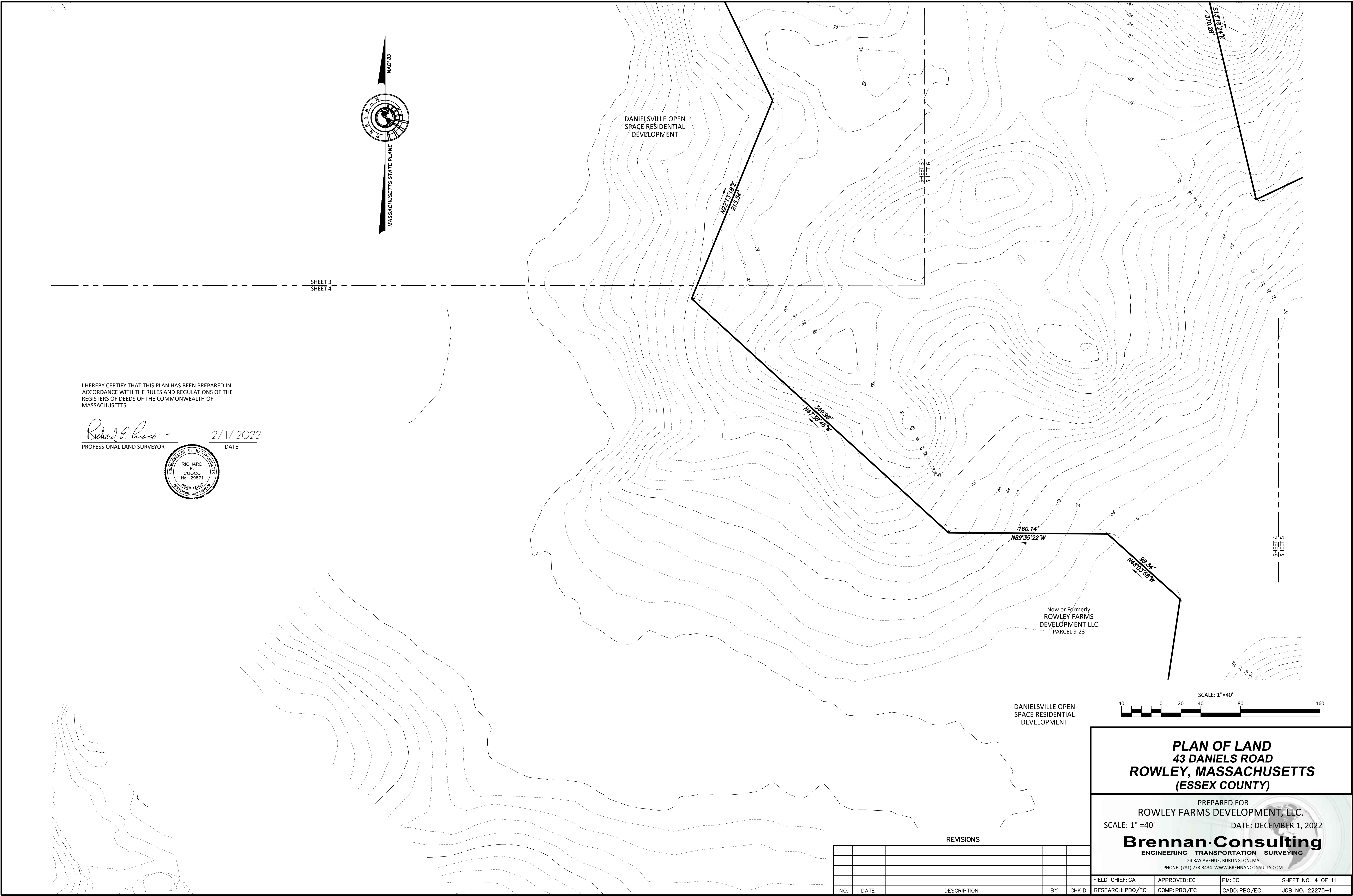
PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40'
Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

FIELD CHIEF: CA
RESEARCH: PBO/EC

APPROVED: EC
COMP: PBO/EC

PM: EC
CADD: PBO/EC

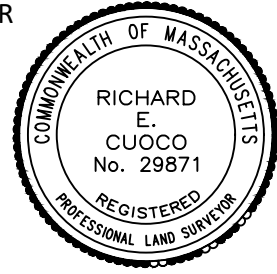
SHEET NO. 3 OF 11
JOB NO. 22275-1



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR

12/1/2022
DATE



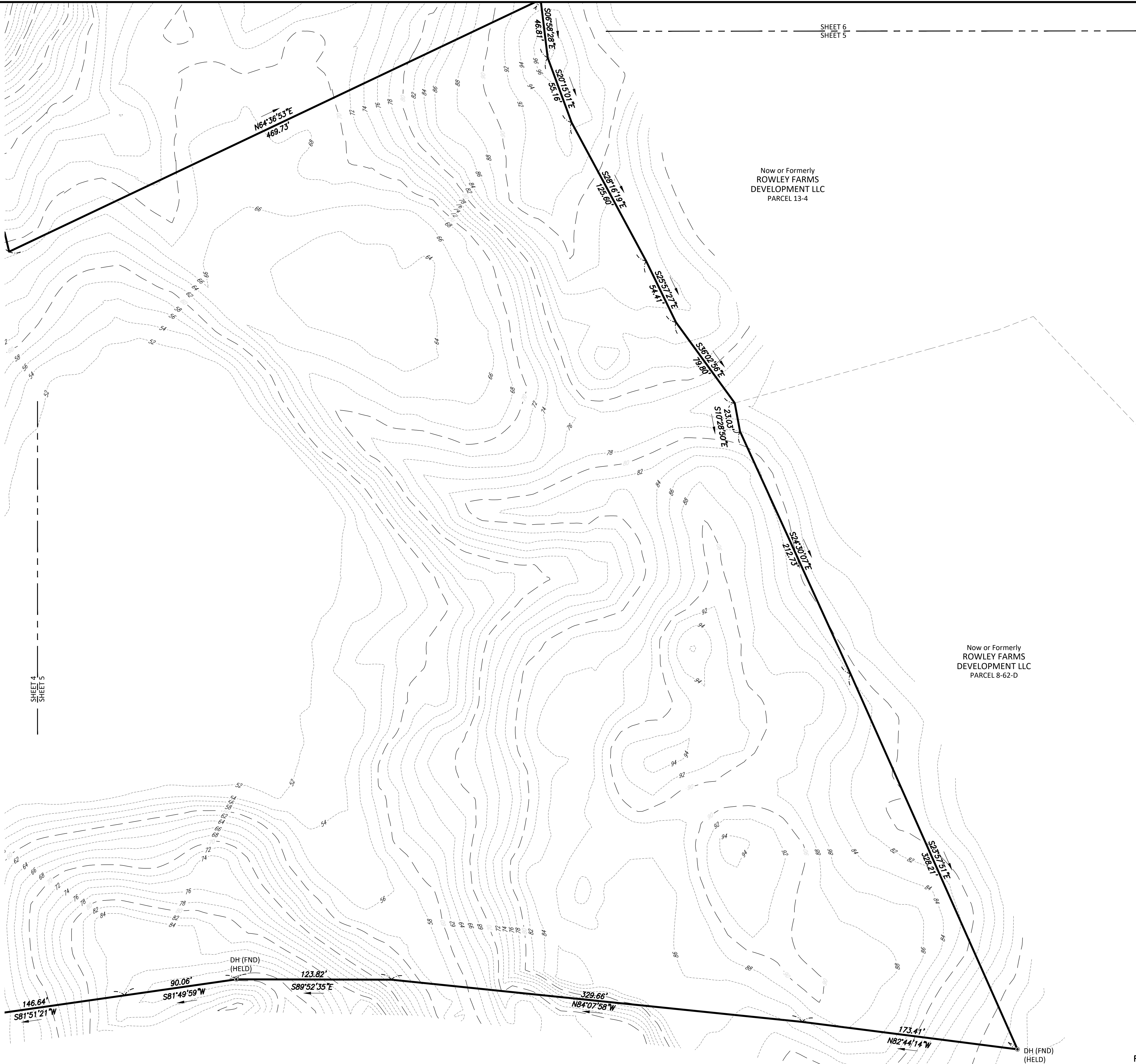
REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

PLAN OF LAND
43 DANIELS ROAD
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40'
DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

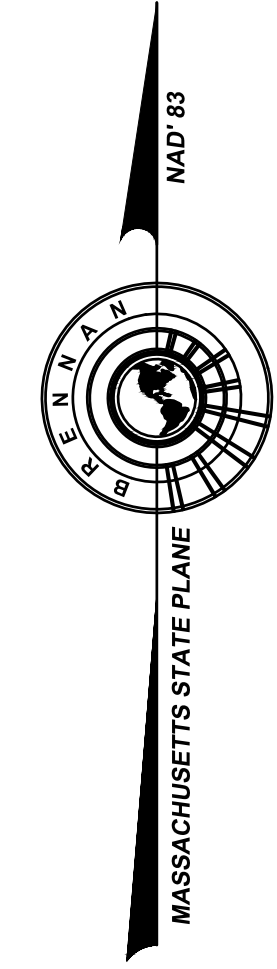
FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 4 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1



SHEET 6
SHEET 5

Now or Formerly
ROWLEY FARMS
DEVELOPMENT LLC
PARCEL 13-4

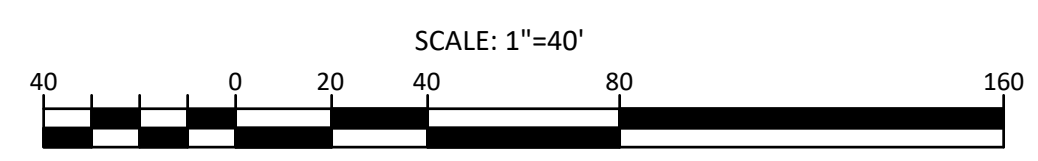
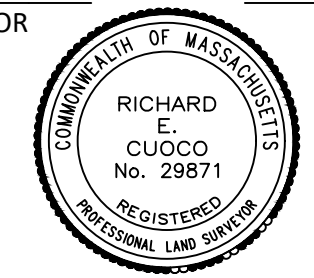
Now or Formerly
ROWLEY FARMS
DEVELOPMENT LLC
PARCEL 8-62-D



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

Richard E. Russo
PROFESSIONAL LAND SURVEYOR

12/1/2022
DATE



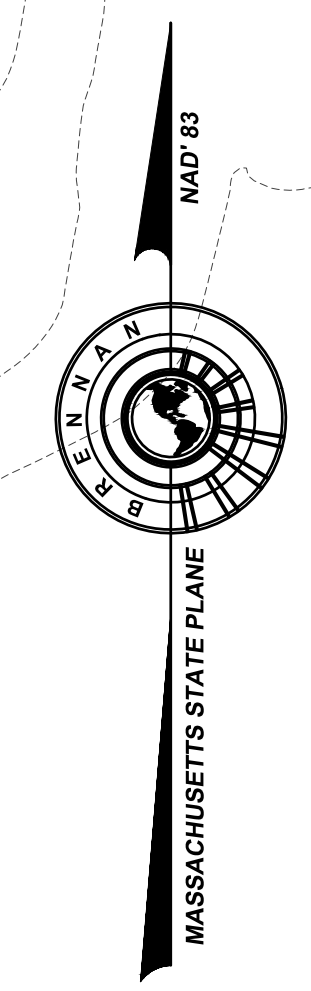
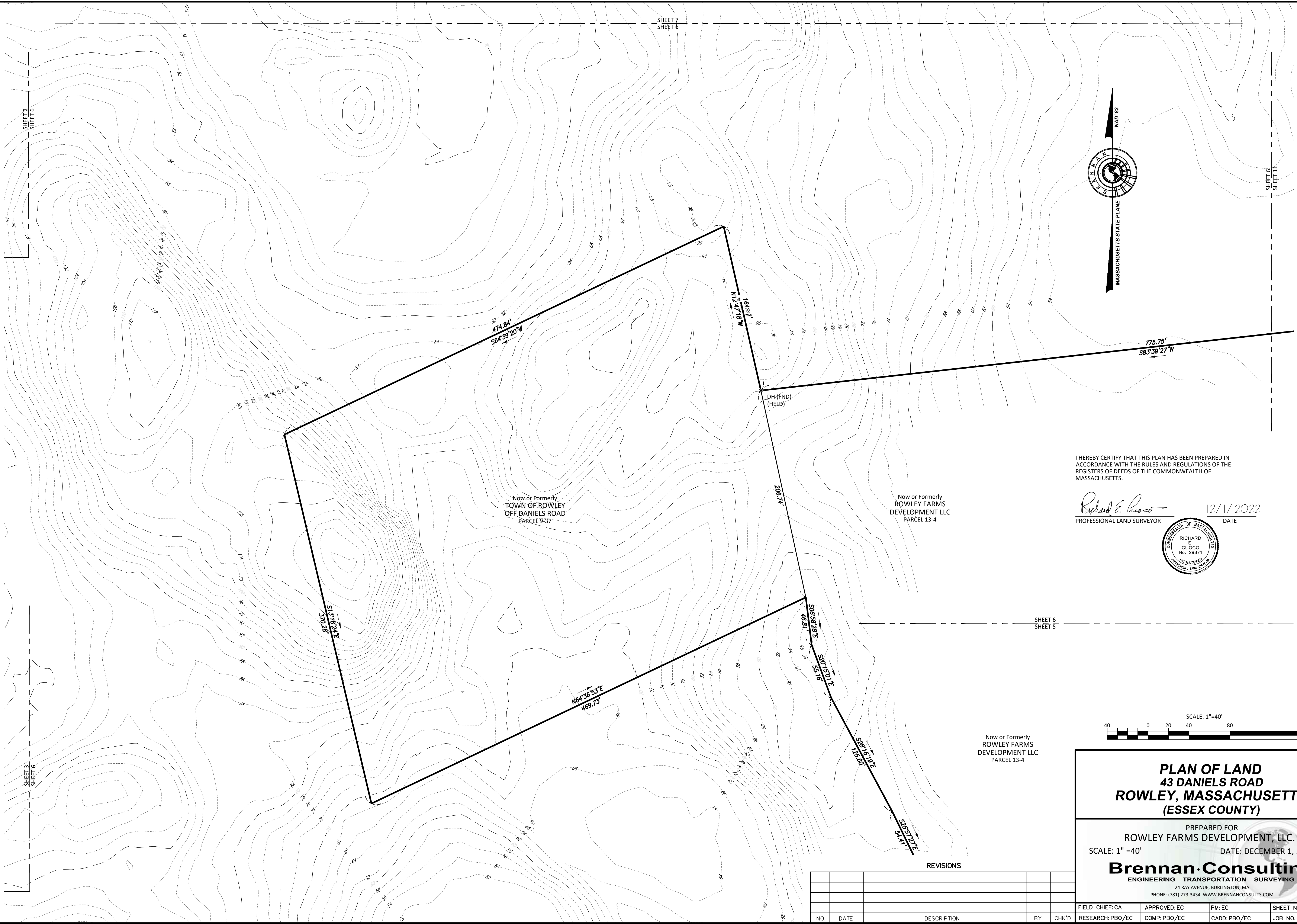
**PLAN OF LAND
43 DANIELS ROAD
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

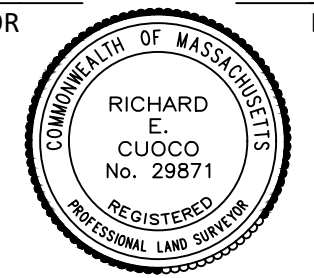
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RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1



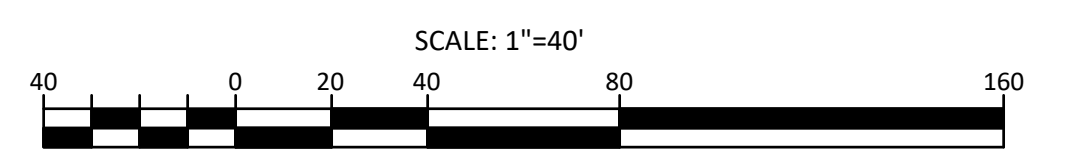
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Richard E. Cucco
PROFESSIONAL LAND SURVEYOR

12/1/2022
DATE



SHEET 6
SHEET 5



Now or Formerly
ROWLEY FARMS
DEVELOPMENT LLC
PARCEL 13-4

**PLAN OF LAND
43 DANIELS ROAD
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

REVISIONS

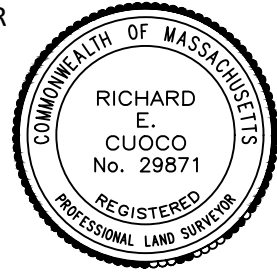
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FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 6 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1

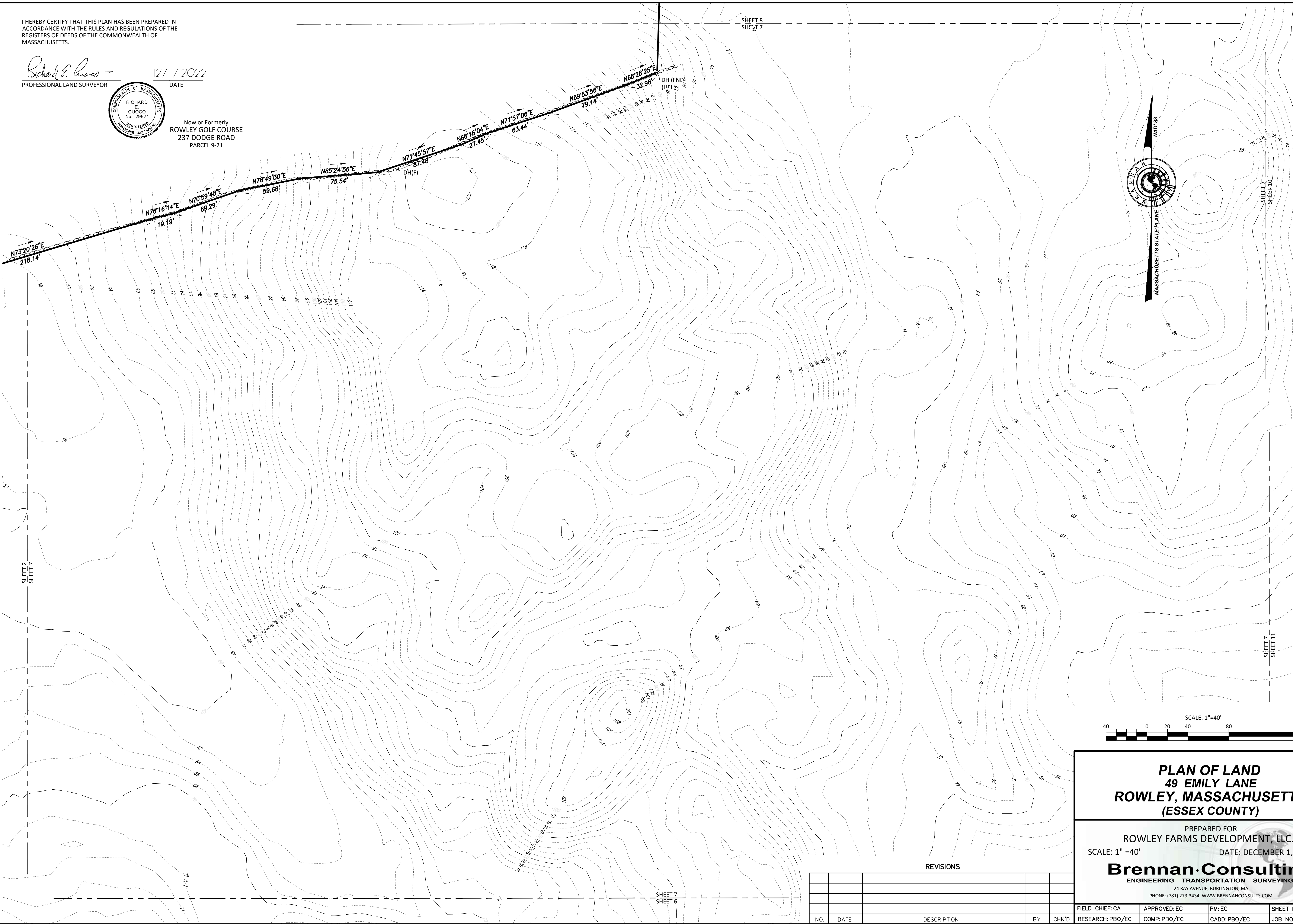
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Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR

12/1/2022
DATE



Now or Formerly
ROWLEY GOLF COURSE
237 DODGE ROAD
PARCEL 9-21



**PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

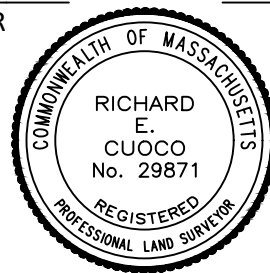
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

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RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR



12/1/2022
DATE

Now or Formerly
ROWLEY GOLF COURSE
237 DODGE ROAD
PARCEL 9-21

SHEET 8
SHEET 7

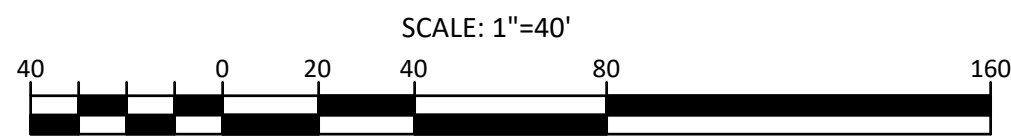
SHEET 9
SHEET 8

Now or Formerly
FALCON RIDGE ASSOC. LLC
BOB MERRY LANE
PARCEL 12-3-D

FALCON
RIDGE
SUBDIVISION

Now or Formerly
FALCON RIDGE ASSOC. LLC
BOB MERRY LANE
PARCEL 12-3-D

BOB MERRY LANE
(PUBLIC 55' WIDE)



**PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

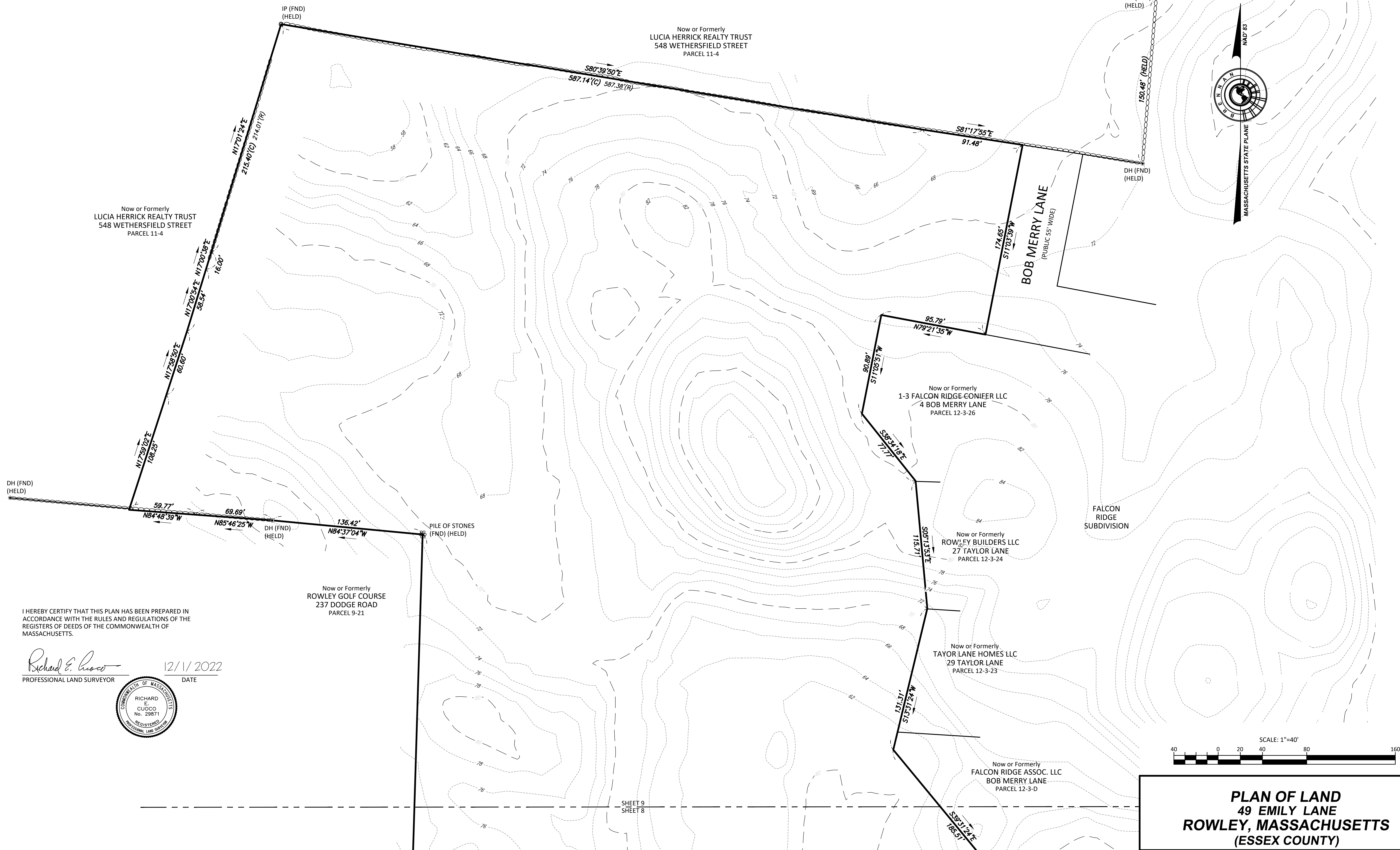
PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 WWW.BRENNANCONSULTS.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

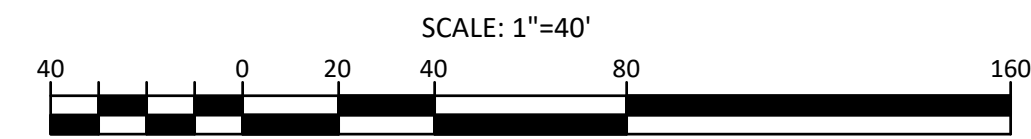
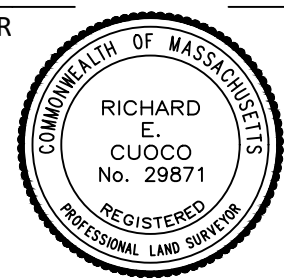
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RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1



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Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR

12/1/2022
DATE



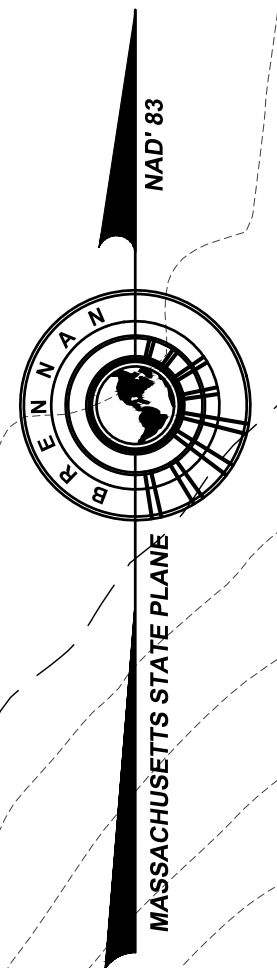
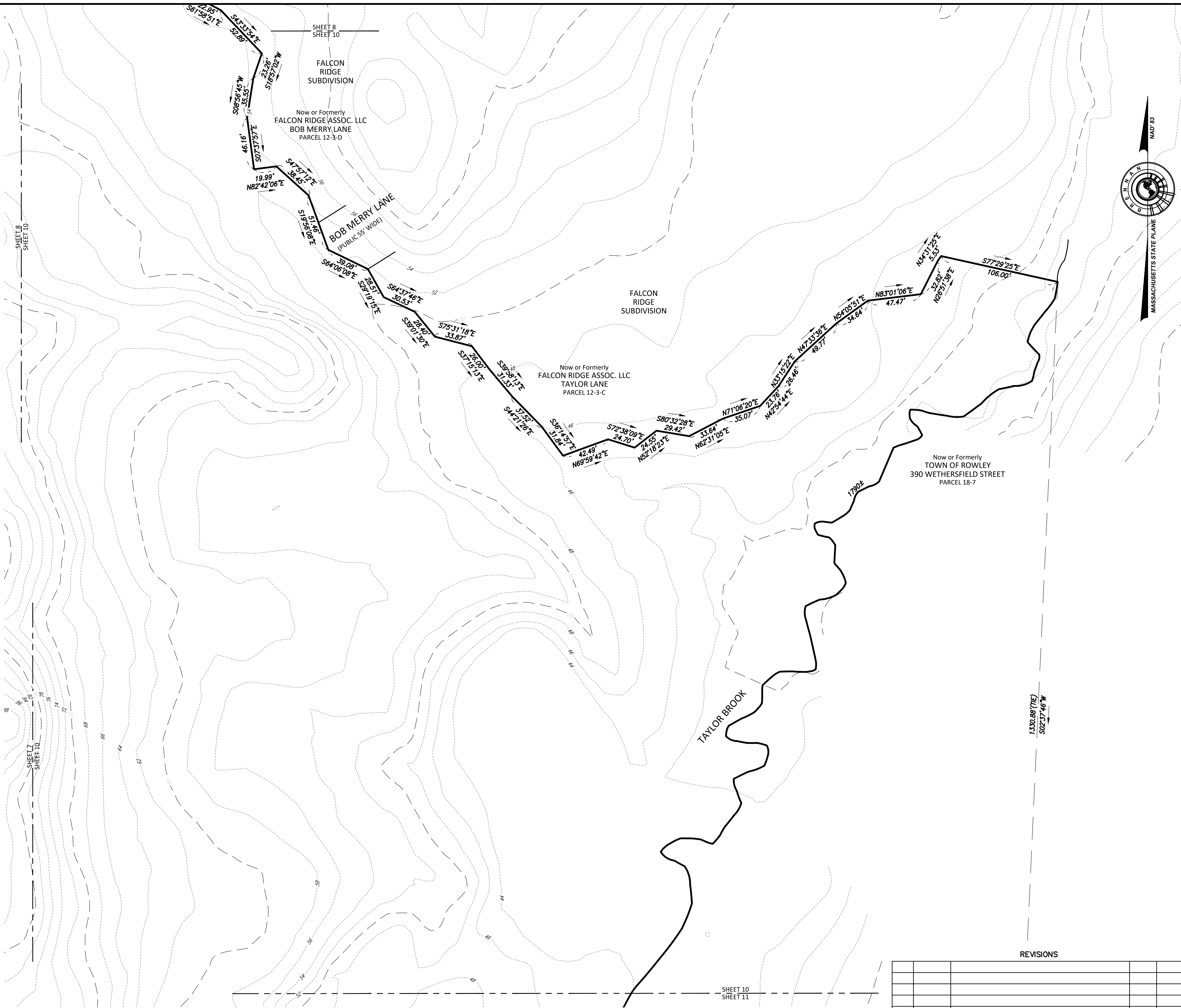
**PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
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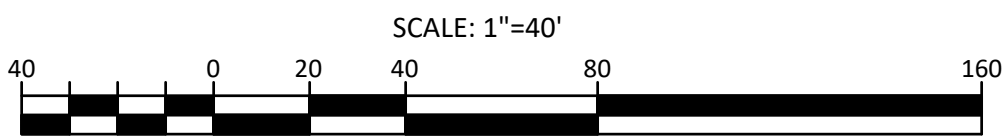
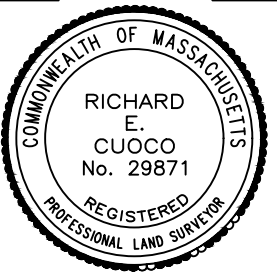
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FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 9 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1



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Richard E. Cuoco
PROFESSIONAL LAND SURVEYOR
12/1/2022
DATE



**PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

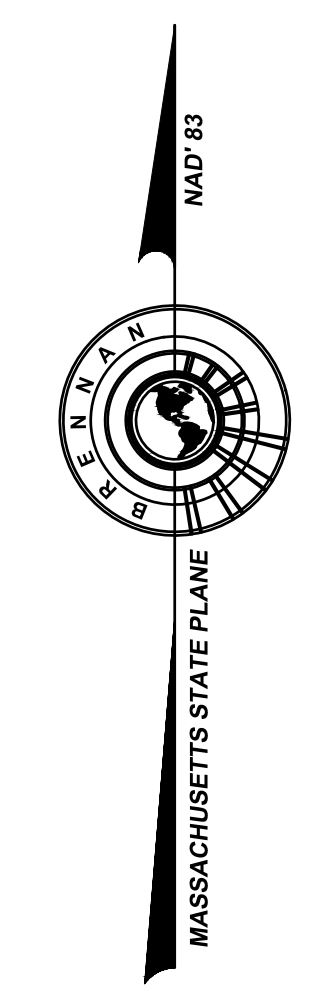
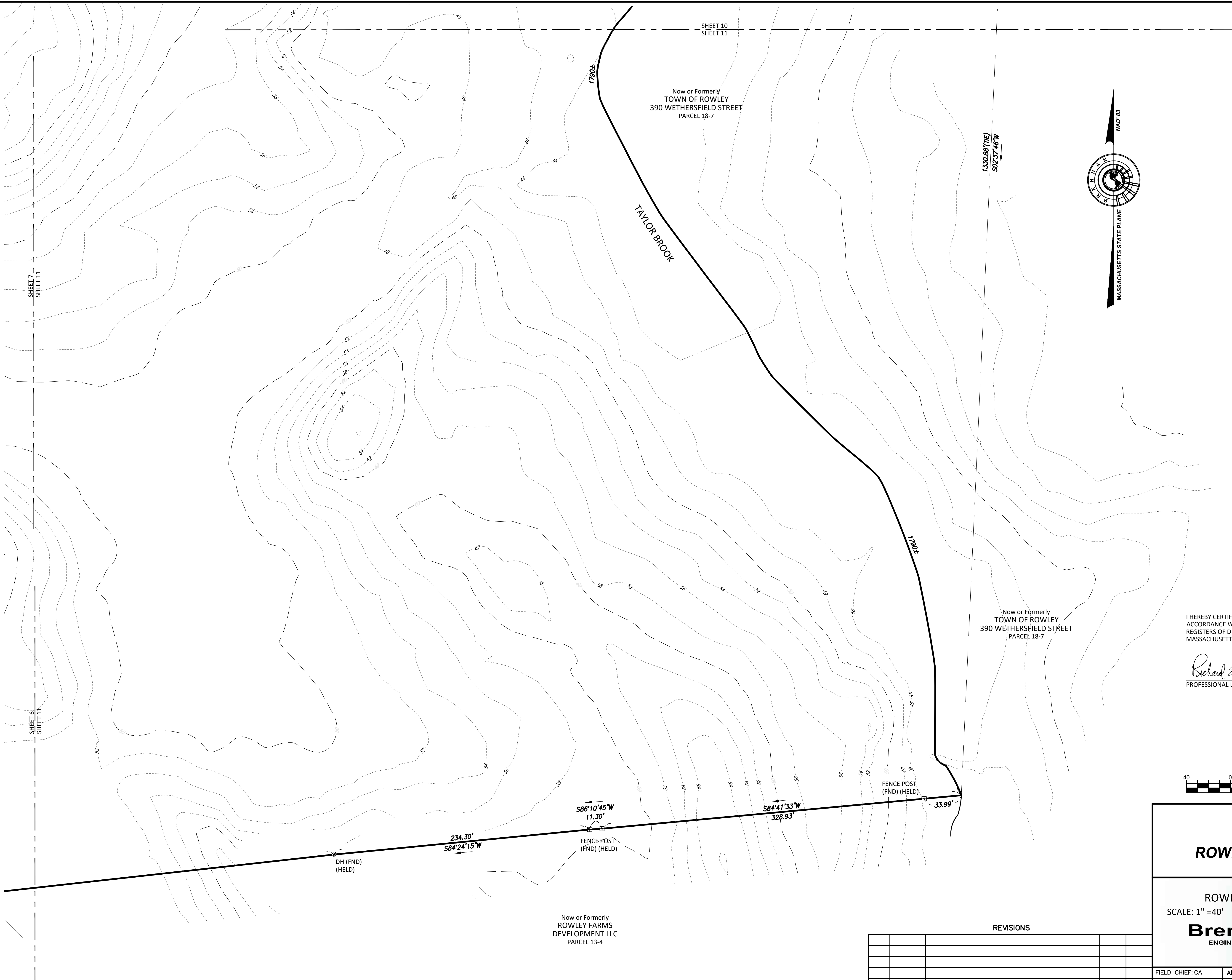
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REVISIONS

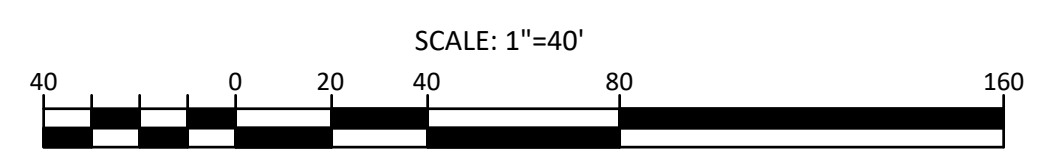
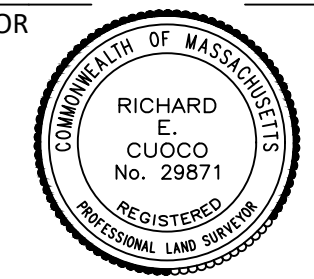
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FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 10 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1



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Richard E. Cucco
PROFESSIONAL LAND SURVEYOR
DATE: 12/1/2022



**PLAN OF LAND
49 EMILY LANE
ROWLEY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
ROWLEY FARMS DEVELOPMENT, LLC.
SCALE: 1" = 40' DATE: DECEMBER 1, 2022

Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

FIELD CHIEF: CA	APPROVED: EC	PM: EC	SHEET NO. 11 OF 11
RESEARCH: PBO/EC	COMP: PBO/EC	CADD: PBO/EC	JOB NO. 22275-1

Now or Formerly
ROWLEY FARMS
DEVELOPMENT LLC
PARCEL 13-4

Now or Formerly
TOWN OF ROWLEY
390 WETHERSFIELD STREET
PARCEL 18-7

Now or Formerly
TOWN OF ROWLEY
390 WETHERSFIELD STREET
PARCEL 18-7