

### GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY A FILING WITH THE TOWN OF ROWLEY PLANNING BOARD FOR AN AMENDMENT TO AN EXISTING, APPROVED DEFINITIVE SUBDIVISION.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODESIC VERTICAL DATUM OF 1929.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT FOR SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
5. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE ROWLEY DEPARTMENT OF PUBLIC WORKS STANDARDS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
8. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
9. METLANDS SHOWN HEREON WERE DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING IN JANUARY 2023 AND LOCATED BY FIELD SURVEY.

### GRADING AND UTILITY PLAN NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. FIN ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH FIN ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE FLAGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
5. STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
6. ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
7. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
8. AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
9. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL PROPOSED TOP OF CURB ELEVATIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCY WHICH MAY IMPACT DESIGN.
11. ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOO, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
12. ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY AT NO ADDITIONAL COST BY THE CONTRACTOR. AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
14. EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
16. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

### REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

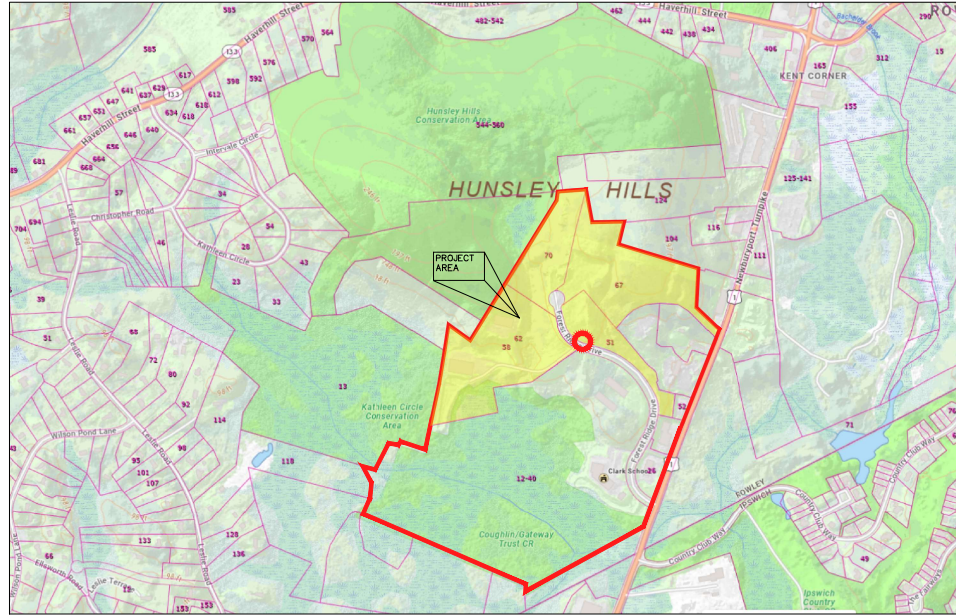
# DEFINITIVE SUBDIVISION AMENDMENT PLAN FOREST RIDGE DRIVE

PARCEL# 7-10-5-8 (#58-66)  
PARCEL# 7-10-5-1 (#70)  
PARCEL# 7-14 (#67)  
PARCEL# 7-10-8 (#51)

ROWLEY, MASSACHUSETTS 01969

FOR

## GATEWAY II TRUST OF 1997



OWNERS:

GATEWAY II TRUST OF 1997  
239 WESTERN AVE  
ESSEX, MASS 01929

LOT 4A FOREST RIDGE CONDOMINIUM  
58-66 FOREST RIDGE DRIVE  
ROWLEY, MA 01969

### PROJECT TEAM

APPLICANT:  
GATEWAY II TRUST OF 1997  
239 WESTERN AVE  
ESSEX, MASS 01929

LAND SURVEYORS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MASSACHUSETTS 01923

CIVIL ENGINEERS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MASSACHUSETTS 01923

## FOREST RIDGE DEFINITIVE SUBDIVISION AMENDMENT PLAN

Rowley, Massachusetts

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF, THAT THIS PLAN WAS  
PREPARED IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES DATE

APPROVED BY THE  
ROWLEY PLANNING BOARD

DATE APPROVED

CLERK OF THE TOWN OF ROWLEY,  
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED  
AT HIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED IN THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE

### SHEET INDEX

SHEET 1S.....TITLE SHEET  
SHEET 1L.....LAYOUT & MATERIALS PLAN  
SHEET 2S.....GRADING, DRAINAGE & UTILITY PLAN  
SHEET 3S.....SITE DETAILS

### EROSION CONTROL NOTES

1. EARTHEN STOCKPILES NOT IN ACTIVE USE FOR MORE THAN 48 HOURS SHALL BE KEPT HYDROSEEDED OR COVERED.
2. STOPPED TOPSOIL SHALL BE DEPOSITED INSIDE LEASE LINE OR IN AREA DESIGNATED, BUT IN ALL CASES EROSION CONTROLS SHALL BE INSTALLED AT THE TOE OF SLOPES TO PREVENT EROSION. LOAM PILES TO BE HYDROSEEDED OR COVERED.
3. CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION. ALL SOIL PILES NOT IN ACTIVE USE SHALL BE KEPT COVERED AND MOST TO LIMIT DUST GENERATION. THE CONTRACTOR SHALL SUBMIT A DUST MANAGEMENT PLAN, FOR REVIEW AND ACCEPTANCE BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. PAVING LOT AND STREET CLEANING SHALL BE DONE EVERY WEEK AS NEEDED. CONTINUOUSLY CLEAN DRIVES AND WALKS OF FALLEN OR WIND BLOWN DEBRIS.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A DAILY BASIS AND MAINTAINED IN GOOD REPAIR AND REPLACED IF NECESSARY THROUGHOUT THE COURSE OF CONSTRUCTION. ACCUMULATED SEDIMENT TO BE REMOVED AFTER EACH RAINFALL AND AS OTHERWISE NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT CONTROLS. STRAW WATTLE SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM WASHING OFF THE SITE. SILT SACKS, CRUSHED STONE AND WATTLE SHALL BE PLACED AROUND CATCH BASINS AND STORM INLETS TO PREVENT SEDIMENT FROM WASHING INTO THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED WHEN APPROVED BY THE TOWN OF ROWLEY.
6. EROSION CONTROLS SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR TO INSTALL ADDITIONAL CONTROLS AS NEEDED TO ENSURE THAT NO SEDIMENTATION OCCURS BEYOND THE LIMIT OF WORK LINE. UPON COMPLETION OF GRADING, ALL AREAS SHALL BE LOAMED AND SEEDED OR MOW MULCHED OR SEEDED WITH FIVE GRASS, AS REQUIRED.
7. AFTER REMOVAL OF STRUCTURES, NO EXCAVATION OR ANY SLOPE ON THE SITE SHALL BE LEFT STEEPER THAN 2:1 UNLESS OTHERWISE NOTED.
8. ALL EXPOSED SURFACES NOT COVERED WITH LANDSCAPING OR PAVEMENT SHALL HAVE 1-INCH OF STRAW MULCH STRIPPED OVER THE AREAS TO PROTECT AGAINST EROSION AND WIND BLOWN DUST.

## TITLE SHEET

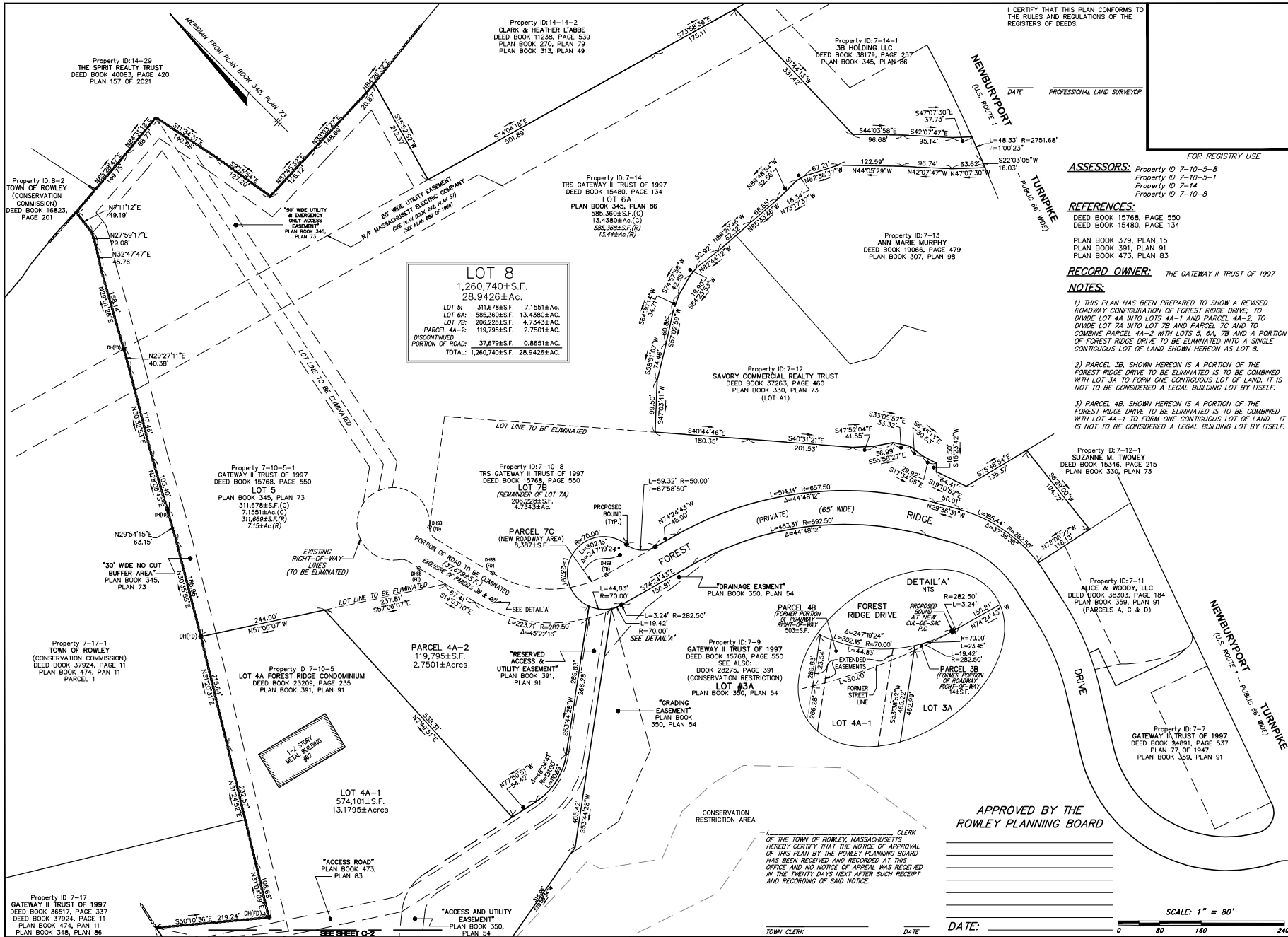
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DATE: 7/26/23 BY: [Signature] FOR: [Signature]

DWG: 26696-00-APP-1-01-000-10-000

LAYOUT: TS (2)

SHEET: 1 OF 4

PROJECT NO.: 26696



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

DATE: \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

**ASSESSORS:** Property ID 7-10-5-8  
Property ID 7-10-5-1  
Property ID 7-14  
Property ID 7-10-8

**REFERENCES:**  
DEED BOOK 15768, PAGE 550  
DEED BOOK 15480, PAGE 134  
PLAN BOOK 379, PLAN 15  
DEED BOOK 19066, PAGE 479  
PLAN BOOK 307, PLAN 98

**RECORD OWNER:** THE GATEWAY II TRUST OF 1997

- NOTES:**
- 1) THIS PLAN HAS BEEN PREPARED TO SHOW A REVISED ROADWAY CONFIGURATION OF FOREST RIDGE DRIVE, TO DIVIDE LOT 4A INTO LOTS 4A-1 AND PARCEL 4A-2, TO DIVIDE LOT 7A INTO LOT 7B AND PARCEL 7C AND TO COMBINE PARCEL 4A-2 WITH LOTS 5, 6A, 7B AND A PORTION OF FOREST RIDGE DRIVE, TO BE ELIMINATED INTO A SINGLE CONTIGUOUS LOT OF LAND SHOWN HEREON AS LOT 8.
  - 2) PARCEL 3B, SHOWN HEREON IS A PORTION OF THE FOREST RIDGE DRIVE TO BE ELIMINATED IS TO BE COMBINED WITH LOT 3A TO FORM ONE CONTIGUOUS LOT OF LAND. IT IS NOT TO BE CONSIDERED A LEGAL BUILDING LOT BY ITSELF.
  - 3) PARCEL 4B, SHOWN HEREON IS A PORTION OF THE FOREST RIDGE DRIVE TO BE ELIMINATED IS TO BE COMBINED WITH LOT 4A-1 TO FORM ONE CONTIGUOUS LOT OF LAND. IT IS NOT TO BE CONSIDERED A LEGAL BUILDING LOT BY ITSELF.

# FOREST RIDGE DEFINITIVE SUBDIVISION AMENDMENT PLAN

Rowley, Massachusetts

PREPARED FOR

## GATEWAY II TRUST OF 1997

239 Western Avenue  
Essex, Massachusetts 01929

## HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3005, FAX (978) 774-7896  
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION

DATE: 5/31/2023 DRAWN BY: CLB/JMS

SCALE: 1" = 80' CHECK BY: JMS

## LOTGING PLAN OF LAND IN ROWLEY, MA (SHEET 1 OF 2)

PLAN DATE: 04.24.2023 09:00 AM  
DRAWN BY: CLB/JMS  
CHECKED BY: JMS

DWG: 26696.dwg

LAYOUT: Math Plan (1)

SHEET: 2 OF 4

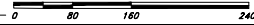
PROJECT NO.: 26696

APPROVED BY THE  
ROWLEY PLANNING BOARD

CLERK OF THE TOWN OF ROWLEY, MASSACHUSETTS  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED IN THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE: \_\_\_\_\_

SCALE: 1" = 80'





FOREST  
RIDGE  
DEFINITIVE  
SUBDIVISION  
AMENDMENT  
PLAN

Rowley, Massachusetts

ADDRESS	PARCEL IDS
	7-10-5-1
	7-10-5-8
	7-10-8
	7-14

PREPARED FOR

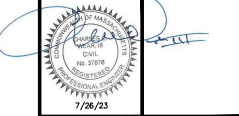
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CFB	CEW	7/26/23	PEER REVIEW PLANNING BOARD	
BY	APP	DATE	ISSUE/REVISION DESCRIPTION	
		5/31/23	DESIGN BY:	CEW
		1" = 40'	DRAWN BY:	CFB
		CEW	CHECK BY:	MC

ROADWAY  
LAYOUT  
AND  
PROFILE

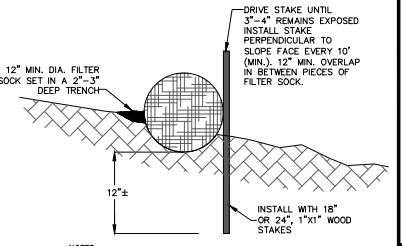
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DWG: 26696sp-upp-circle-profile.dwg  
LAYOUT: PRO  
SHEET: 4 OF 4  
PROJECT NO.: 26696

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
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PREPARED IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES DATE

NOTES:  
1. TOPOGRAPHY SHOWN HEREON IS A COMPILATION OF NOAA  
LIDAR AND HANCOCK ASSOCIATES INSTRUMENT SURVEY.



NOTES:  
1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER  
SLOPES MAY REQUIRE LARGER SOCK.  
2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE  
DISCRETION OF THE APPROVING AUTHORITY.  
3. PRIOR TO SETTING THE SOCK REMOVE LOOSE LITTER,  
BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE  
SOCK FROM DIRECT CONTACT WITH SOIL.

WATTLE  
NOT TO SCALE

APPROVED BY THE  
ROWLEY PLANNING BOARD

DATE APPROVED

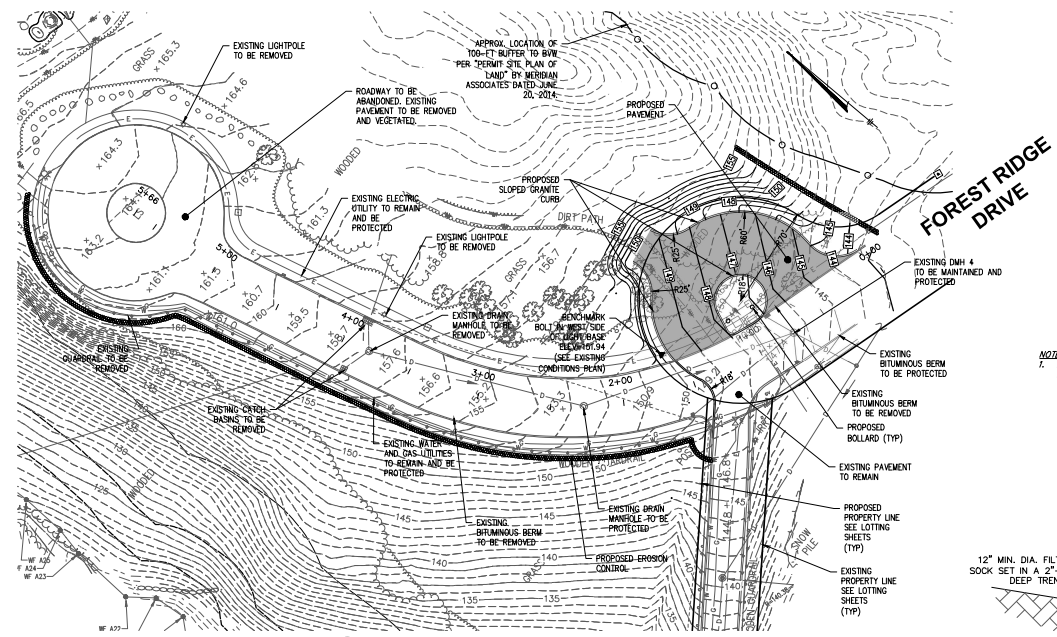
I, CLERK OF THE TOWN OF ROWLEY,  
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TOWN CLERK

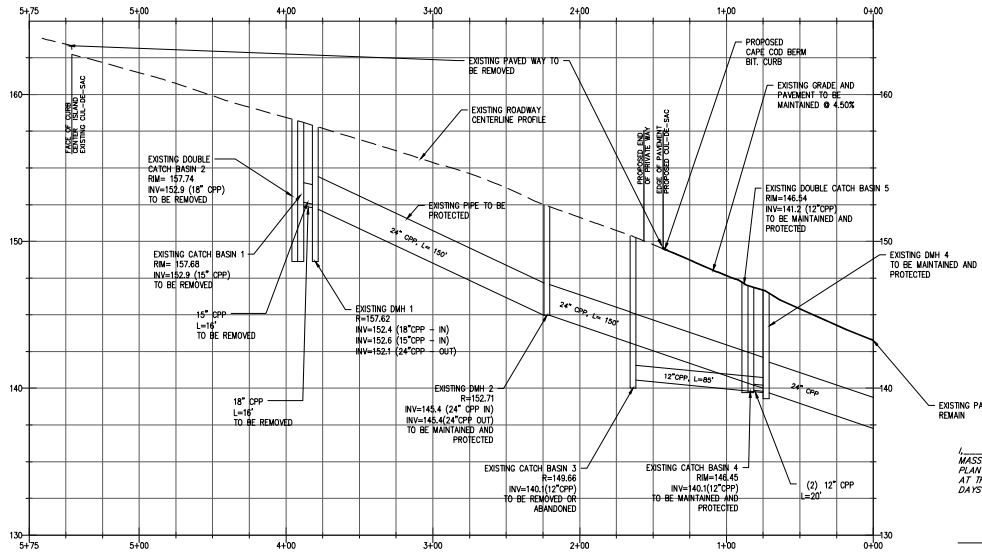
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SCALE: 1" = 40'

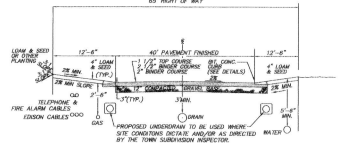
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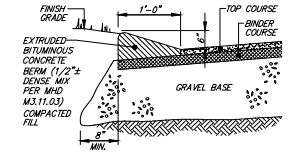
PLAN VIEW  
HORIZONTAL SCALE: 1" = 40'



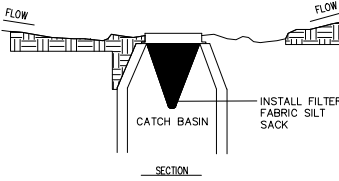
ROADWAY PROFILE  
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VERTICAL SCALE: 1" = 4'



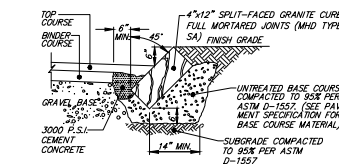
ASPHALT PAVEMENT SECTION  
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NOT TO SCALE



CAPE COD BERM  
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NOT TO SCALE



CATCH BASIN WITH SILT SACK  
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NOT TO SCALE



SLOPED GRANITE CURB  
CROSS SECTION  
NOT TO SCALE