

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY A FILING WITH THE TOWN OF ROWLEY PLANNING BOARD FOR SPECIAL PERMIT AND SITE PLAN REVIEW; AND ACCOMPANY A NOTICE OF INTENT TO BE FILED WITH THE TOWN OF ROWLEY CONSERVATION COMMISSION.
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 OF 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. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
10. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
12. STANDARD PARKING SPACES ARE 9' X 18', TYPICAL SITE DRIVEWAYS ARE 24' WIDE. HANDICAP PARKING SPACES SHALL MEET ADA REQUIREMENTS.
13. WETLANDS 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. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM 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 PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
5. THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. 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.
7. CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS IN ACCORDANCE WITH APPLICABLE ADA AND MAAB REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - HANDICAPPED SPACES AND STRIPED AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - HANDICAPPED RAMPS SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6 INCHES.
 - SIDEWALKS SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.
8. ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
9. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
10. AT LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
11. 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.
12. 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.
13. ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
14. ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
15. 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.
16. EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
17. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
18. ALL POINTS OF CONSTRUCTION EGRESSOR 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).

SHEET INDEX

SHEET TS.....	TITLE SHEET
SHEET EC.....	EXISTING CONDITIONS PLAN
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SHEET C6.....	SITE DETAIL SHEET 2

PERMIT SITE PLAN

FOREST RIDGE DRIVE

PARCEL# 7-17

ROWLEY, MASSACHUSETTS 01969

FOR

GATEWAY II REALTY TRUST OF 1997

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

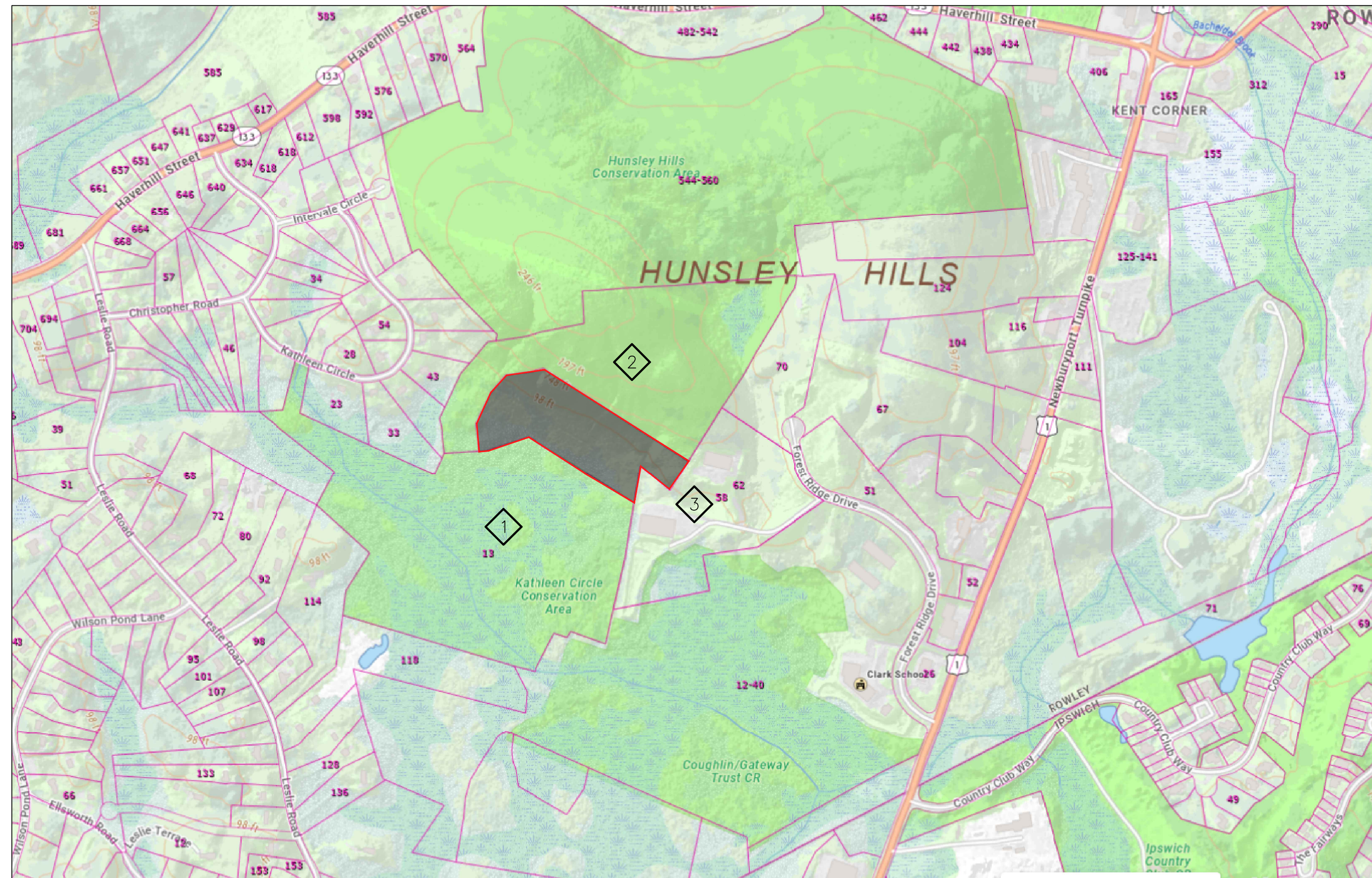
DATE _____ PROFESSIONAL LAND SURVEYOR _____

_____, 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 _____

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 _____



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

PROJECT TEAM

APPLICANT:
GATEWAY II REALTY 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

**APPROVED BY THE
ROWLEY PLANNING BOARD**

DATE APPROVED _____

ABUTTERS TABLE			
	PARCEL ID	OWNER	REFERENCES
1	8-19-8	TOWN OF ROWLEY	DEED BOOK 16035 PAGE 237
2	7-17-1	TOWN OF ROWLEY	DEED BOOK 37924, PAGE 11
3	7-10-5-8	LOT 4A FOREST RIDGE CONDOMINIUM	DEED BOOK 23209, PAGE 236

**PERMIT
SITE
PLAN**

Forest Ridge Dr.
Rowley, MA 01969

ASSESSORS:

PARCEL IDS
7-17

PREPARED FOR:

**GATEWAY II
REALTY TRUST
OF 1997**

239 Western Ave.
Essex, MA 01929

**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
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06/14/23

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
			06/14/23	DESIGN BY:	CEW
				SCALE:	DRWN BY: CFB
				APPRVD. BY:	CEW CHECK BY: MC

**TITLE
SHEET**

PLST DATE: Jun 15, 2023 10:41 am
PATH: P:\Gtd_30 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp1_ts.dwg

LAYOUT: TS (2)

SHEET: 1 OF 8

PROJECT NO.: **26696**

TS

PERMIT SITE PLAN

Forest Ridge Dr.
Rowley, MA 01969

ASSESSORS:

PARCEL IDs
7-17

PREPARED FOR:

GATEWAY II REALTY TRUST OF 1997

239 Western Ave.
Essex, MA 01929

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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 06/14/23 DESIGN BY: CEW
SCALE: DRAWN BY: CFB
APPRVD. BY: CEW CHECK BY: MC

EXISTING CONDITIONS PLAN

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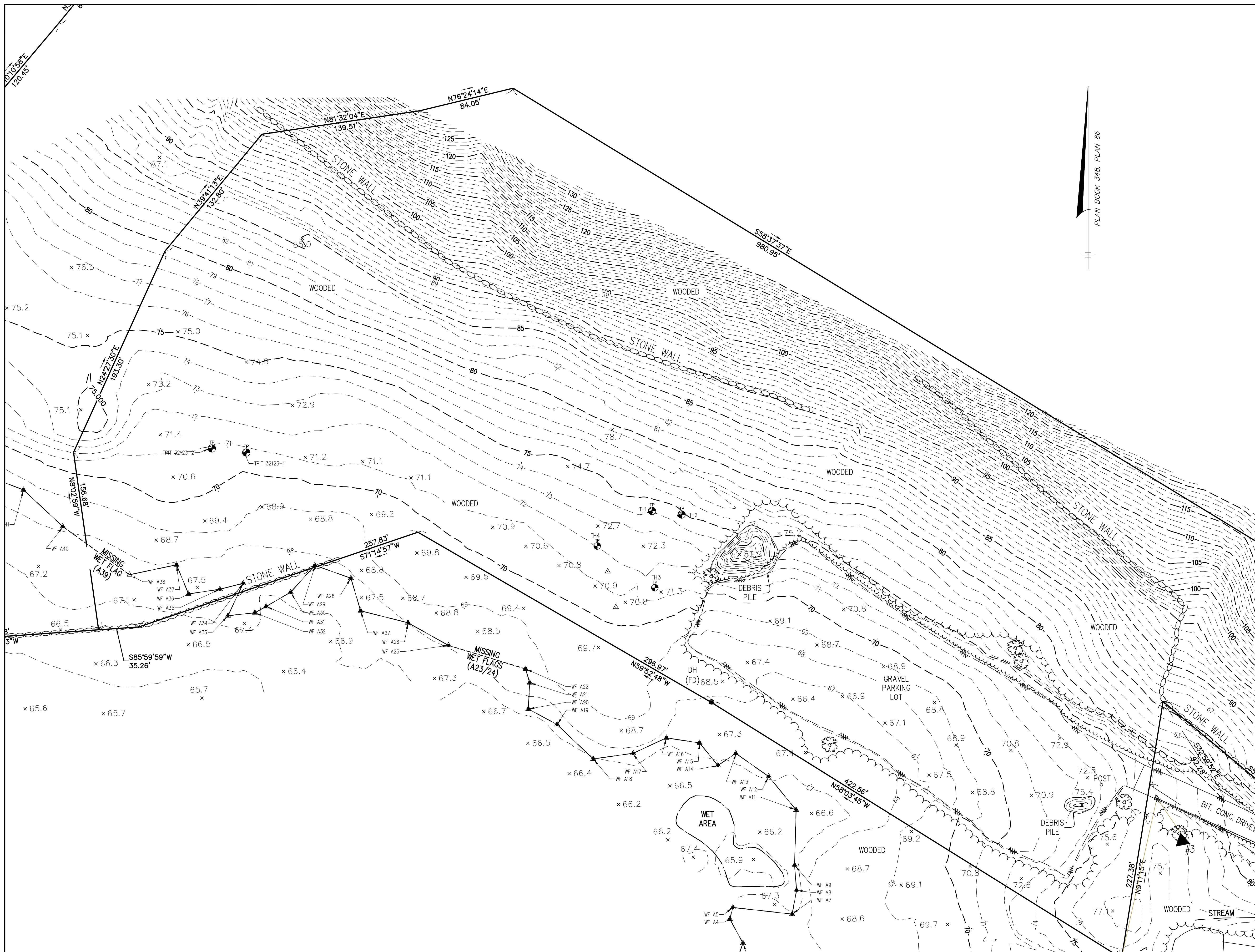
LAYOUT: XX01A

SHEET: 2 OF 8

PROJECT NO.:

26696

EC



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
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APPROVED BY THE
 ROWLEY PLANNING BOARD

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 (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

TOWN CLERK _____ DATE _____

DATE APPROVED _____

DATE _____ PROFESSIONAL LAND SURVEYOR _____

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 _____

PERMIT
 SITE
 PLAN

Forest Ridge Dr.
 Rowley, MA 01969

ASSESSORS:

PARCEL IDS
 7-17

PREPARED FOR:

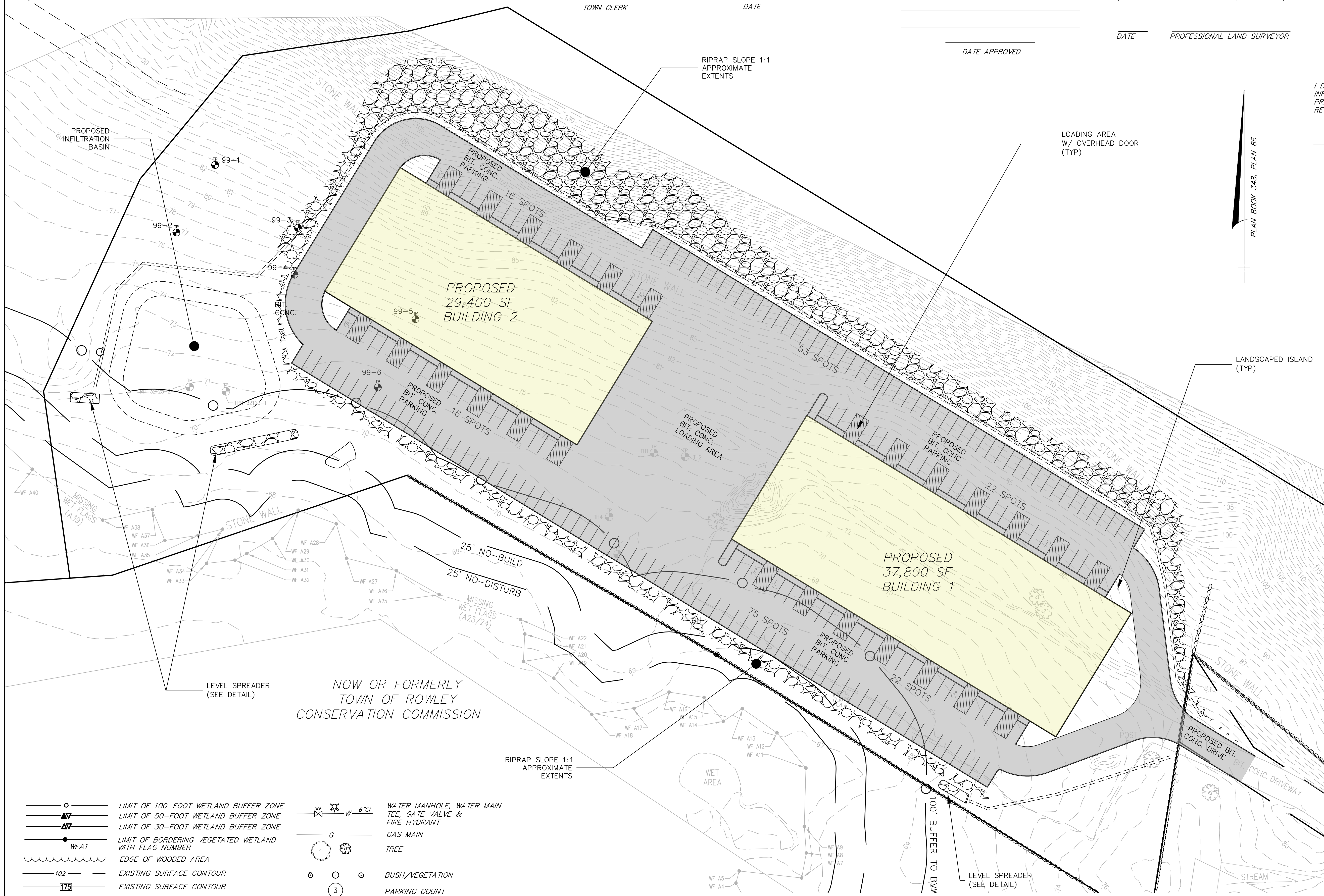
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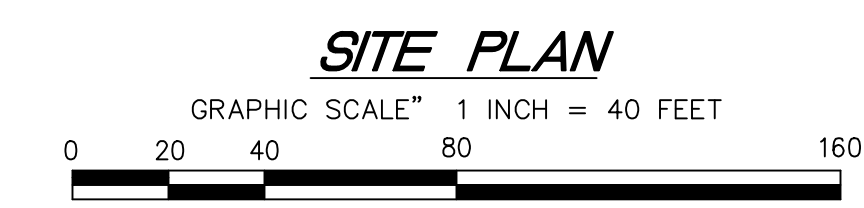
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- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- △ LIMIT OF 50-FOOT WETLAND BUFFER ZONE
- ▽ LIMIT OF 30-FOOT WETLAND BUFFER ZONE
- WFA1 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- ~ EDGE OF WOODED AREA
- 102- EXISTING SURFACE CONTOUR
- 175- EXISTING SURFACE CONTOUR
- WOODEN GUARDRAIL
- 12" RCP DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE
- x153.7 SPOT GRADE
- LITHONIA LIGHTING MODEL KAD 4005 R2 SPD04 LPI
- W 6" CI WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
- G GAS MAIN
- TREE
- BUSH/VEGETATION
- (3) PARKING COUNT
- PROPOSED PAVEMENT



PARKING COUNT
 INDUSTRIAL:
 • 1 SPACE PER 1000SF PLUS 1 SPACE PER EMPLOYEE
 • 2 EMPLOYEES PER 1000SF
 • 3 TOTAL SPACES PER 1000SF
 67,200SF TOTAL BUILDING FOOTPRINT
 67200 / 1000 = 67.2 X 3 =
 202 SPACES REQUIRED
 ADA: 201-300 SPACES = 7 HANDICAP
 REQUIRED PARKING = 202 SPACES
 7 HANDICAP
 PROVIDED PARKING = 204 SPACES
 7 HANDICAP

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 06/14/23 DESIGN BY: CEW
 SCALE: 1" = 40' DRAWN BY: CFB
 APPRVD. BY: CEW CHECK BY: MC

LAYOUT AND MATERIALS PLAN

PROJECT NO.: **26696**

PLT DATE: Jun 15, 2023 10:43 am
 PATH: P:\Gtd_20 Projects\26696-Gateway-Rowley\Eng\DWG\ DWG: 26696psp1_lm.dwg

LAYOUT: LM
 SHEET: 3 OF 8

C-1

CLERK OF THE TOWN OF ROWLEY,
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 (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

TOWN CLERK

DATE

DATE APPROVED

DATE

PROFESSIONAL LAND SURVEYOR

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FOR HANCOCK ASSOCIATES

DATE

PERMIT
 SITE
 PLAN

Forest Ridge Dr.
 Rowley, MA 01969

ASSESSORS:

PARCEL IDs
 7-17

PREPARED FOR:

GATEWAY II
 REALTY TRUST
 OF 1997

239 Western Ave.
 Essex, MA 01929

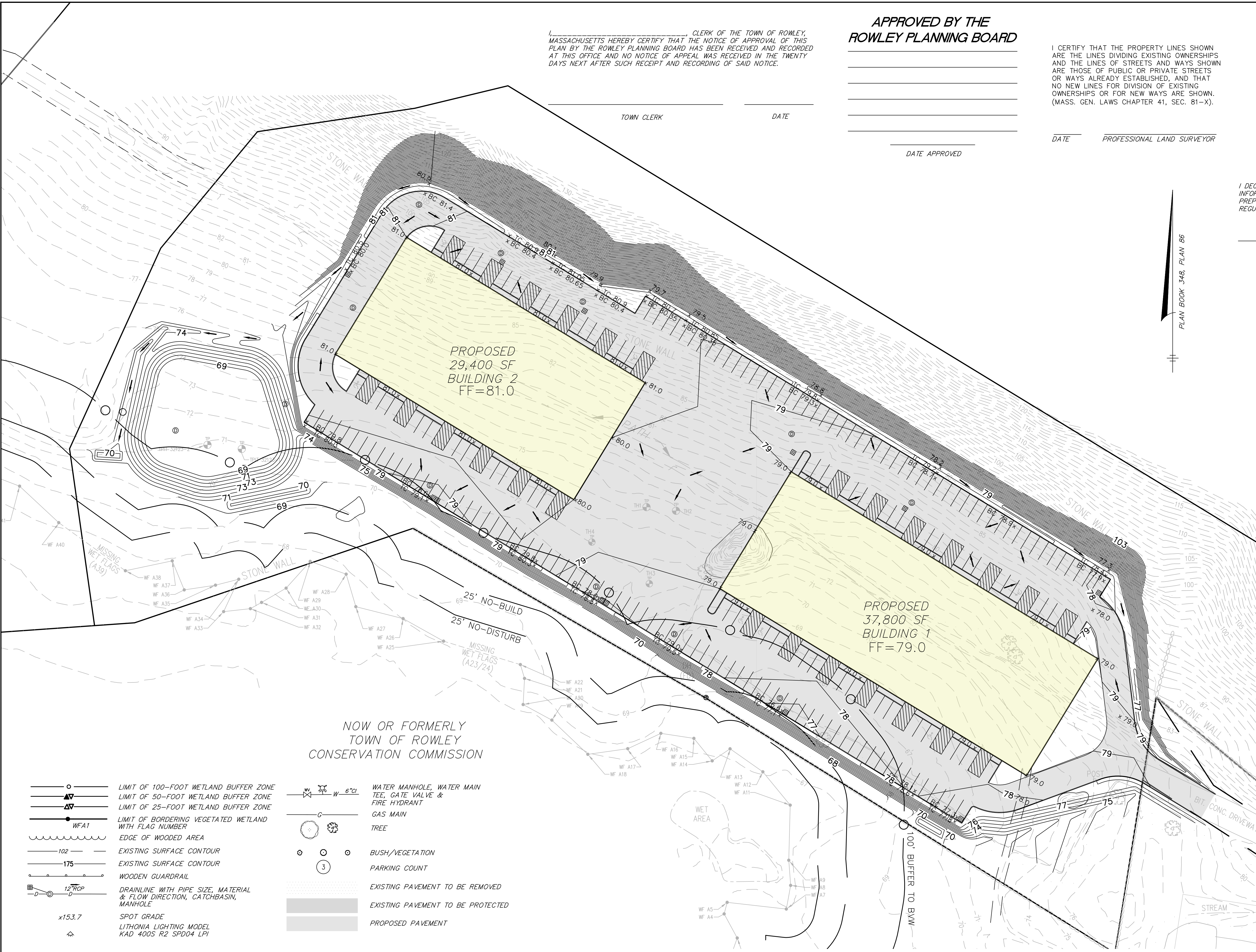
HANCOCK
 ASSOCIATES

Civil Engineers

Land Surveyors

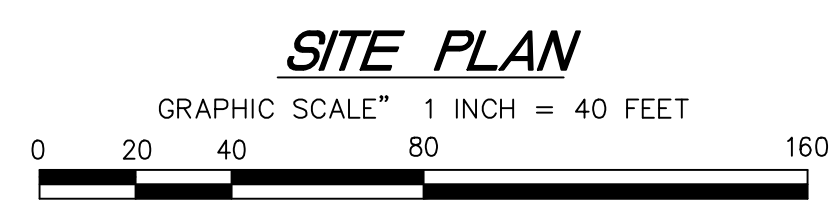
Wetland Scientists

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NOW OR FORMERLY
 TOWN OF ROWLEY
 CONSERVATION COMMISSION

- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- ▲ LIMIT OF 50-FOOT WETLAND BUFFER ZONE
- ▲ LIMIT OF 25-FOOT WETLAND BUFFER ZONE
- WFA1 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
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- W 6"0" WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
- G GAS MAIN
- TREE
- BUSH/VEGETATION
- (3) PARKING COUNT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT TO BE PROTECTED
- PROPOSED PAVEMENT



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 06/14/23 DESIGN BY: CEW
 SCALE: 1" = 40' DRAWN BY: CFB
 APPRVD. BY: CEW CHECK BY: MC

GRADING
 PLAN

PLOT DATE: Jun 15, 2023 11:44 am
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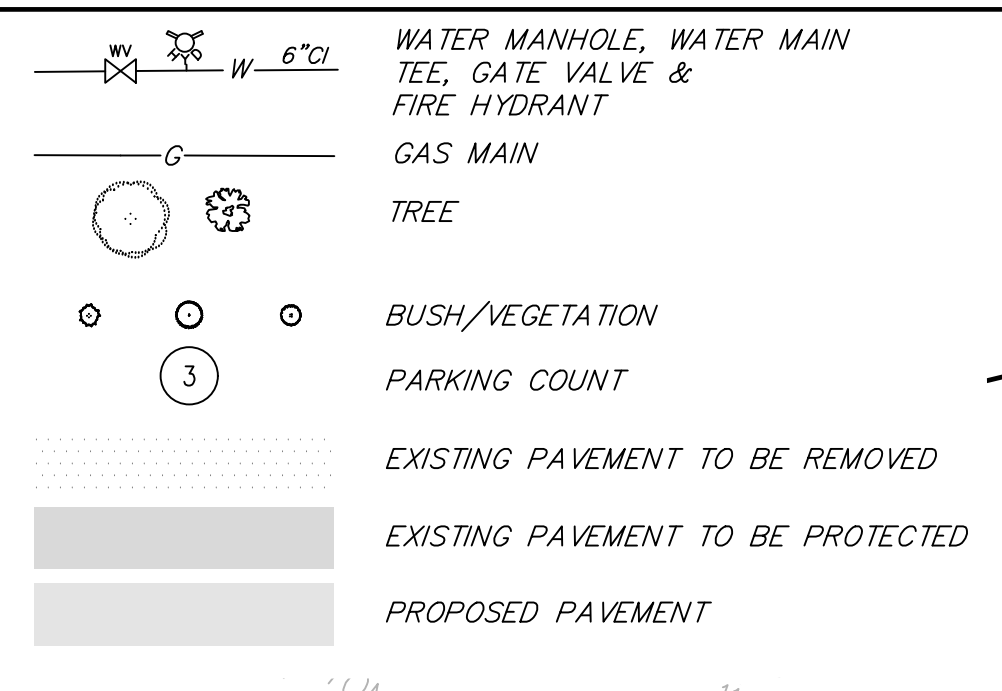
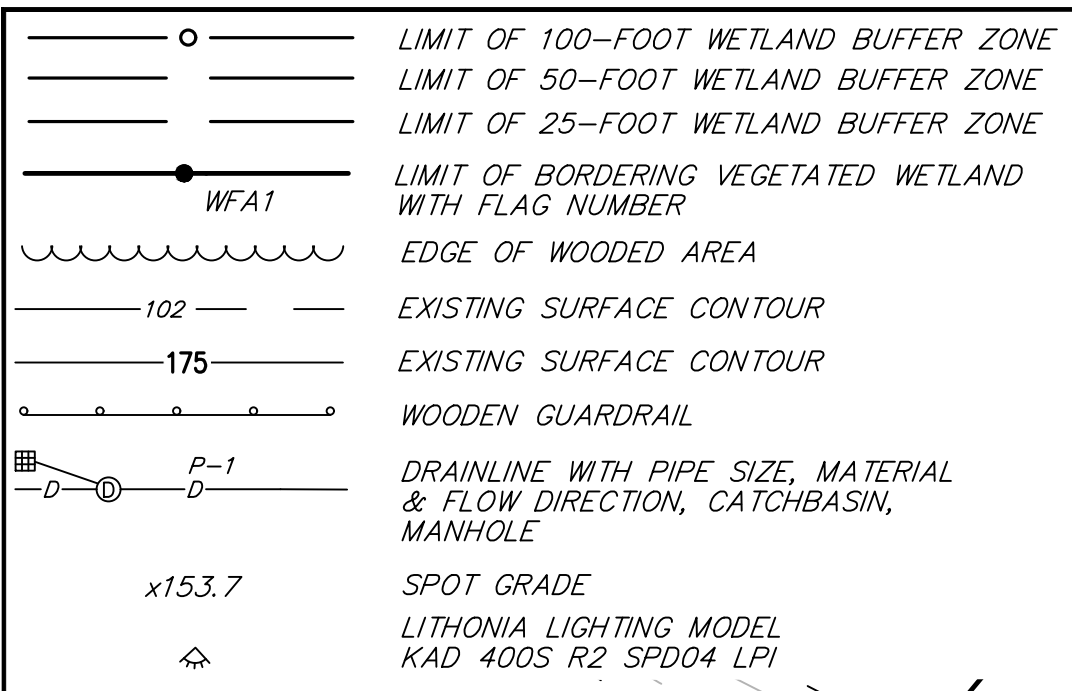
LAYOUT: GD

SHEET: 4 OF 8

PROJECT NO.:

26696

C-2



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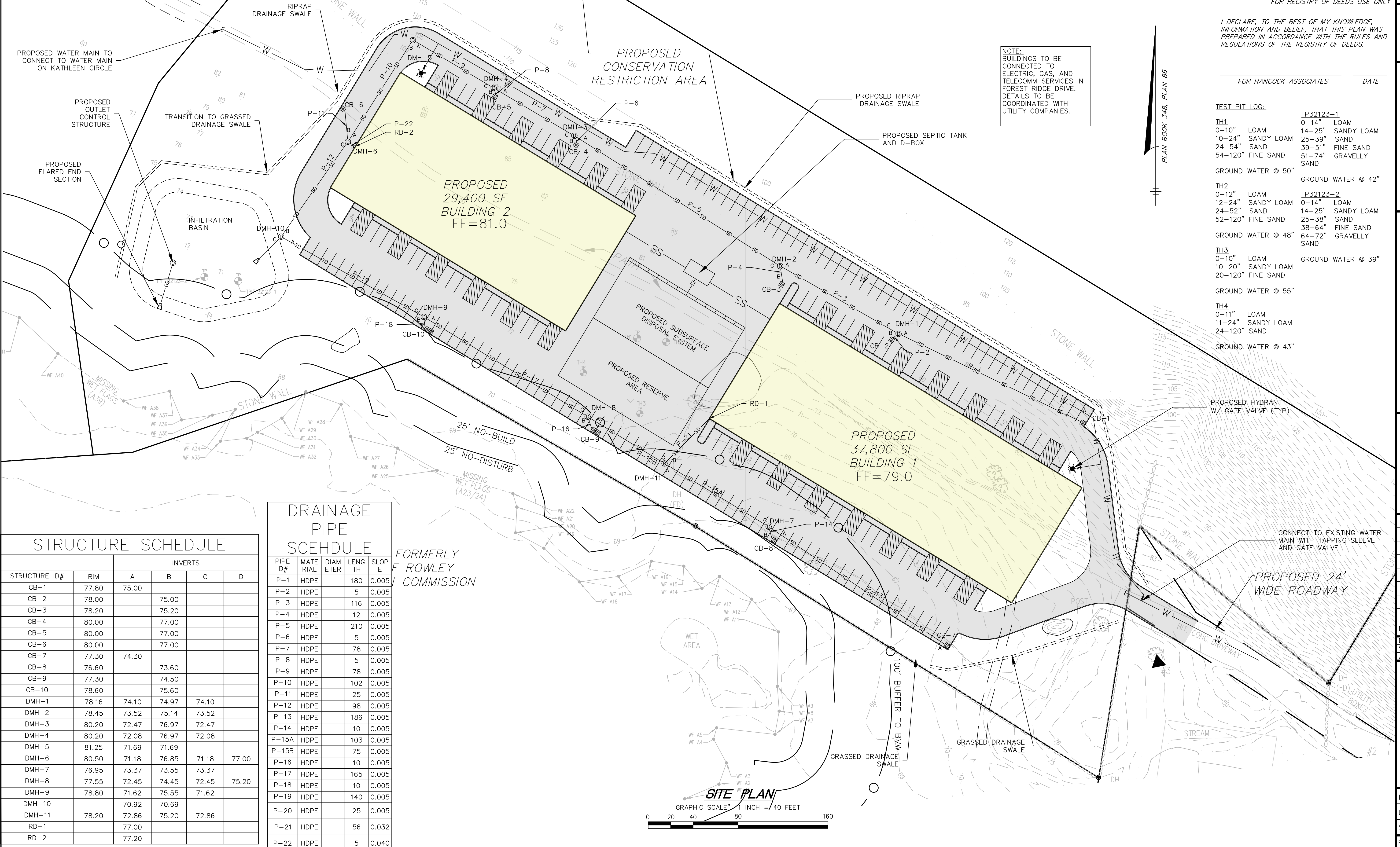
DATE _____ PROFESSIONAL LAND SURVEYOR _____

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FOR HANCOCK ASSOCIATES DATE _____

NOTE:
 BUILDINGS TO BE
 CONNECTED TO
 ELECTRIC, GAS, AND
 TELCOMM SERVICES IN
 FOREST RIDGE DRIVE.
 DETAILS TO BE
 COORDINATED WITH
 UTILITY COMPANIES.



PLAN BOOK 348, PLAN 86

**PERMIT
 SITE
 PLAN**

Forest Ridge Dr.
 Rowley, MA 01969

ASSESSORS:
PARCEL IDs
 7-17

PREPARED FOR:
**GATEWAY II
 REALTY TRUST
 OF 1997**

239 Western Ave.
 Essex, MA 01929

**HANCOCK
 ASSOCIATES**

Civil Engineers
 Land Surveyors
 Wetland Scientists

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 WWW.HANCOCKASSOCIATES.COM

TEST PIT LOG:

TH1	0-10" LOAM	TP32123-1	0-14" LOAM
	10-24" SANDY LOAM		14-25" SANDY LOAM
	24-54" SAND		25-39" SAND
	54-120" FINE SAND		39-51" FINE SAND
			51-74" GRAVELLY SAND
			GROUND WATER @ 50"
TH2	0-12" LOAM	TP32123-2	0-14" LOAM
	12-24" SANDY LOAM		14-25" SANDY LOAM
	24-52" SAND		25-38" SAND
	52-120" FINE SAND		38-64" FINE SAND
			64-72" GRAVELLY SAND
			GROUND WATER @ 48"
TH3	0-10" LOAM		GROUND WATER @ 39"
	10-20" SANDY LOAM		
	20-120" FINE SAND		
			GROUND WATER @ 55"
TH4	0-11" LOAM		
	11-24" SANDY LOAM		
	24-120" SAND		
			GROUND WATER @ 43"

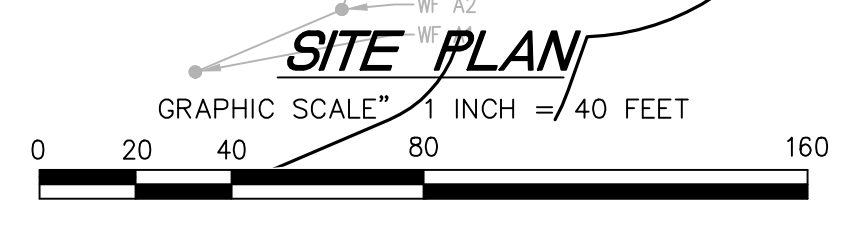
STRUCTURE SCHEDULE

STRUCTURE ID#	RIM	INVERTS			
		A	B	C	D
CB-1	77.80	75.00			
CB-2	78.00		75.00		
CB-3	78.20		75.20		
CB-4	80.00		77.00		
CB-5	80.00		77.00		
CB-6	80.00		77.00		
CB-7	77.30	74.30			
CB-8	76.60		73.60		
CB-9	77.30		74.50		
CB-10	78.60		75.60		
DMH-1	78.16	74.10	74.97	74.10	
DMH-2	78.45	73.52	75.14	73.52	
DMH-3	80.20	72.47	76.97	72.47	
DMH-4	80.20	72.08	76.97	72.08	
DMH-5	81.25	71.69	71.69		
DMH-6	80.50	71.18	76.85	71.18	77.00
DMH-7	76.95	73.37	73.55	73.37	
DMH-8	77.55	72.45	74.45	72.45	75.20
DMH-9	78.80	71.62	75.55	71.62	
DMH-10		70.92	70.69		
DMH-11	78.20	72.86	75.20	72.86	
RD-1		77.00			
RD-2		77.20			

DRAINAGE PIPE SCHEDULE

PIPE ID#	MATERIAL	DIAMETER	LENGTH	SLOPE
P-1	HDPE	180	0.0005	
P-2	HDPE	5	0.0005	
P-3	HDPE	116	0.0005	
P-4	HDPE	12	0.0005	
P-5	HDPE	210	0.0005	
P-6	HDPE	5	0.0005	
P-7	HDPE	78	0.0005	
P-8	HDPE	5	0.0005	
P-9	HDPE	78	0.0005	
P-10	HDPE	102	0.0005	
P-11	HDPE	25	0.0005	
P-12	HDPE	98	0.0005	
P-13	HDPE	186	0.0005	
P-14	HDPE	10	0.0005	
P-15A	HDPE	103	0.0005	
P-15B	HDPE	75	0.0005	
P-16	HDPE	10	0.0005	
P-17	HDPE	165	0.0005	
P-18	HDPE	10	0.0005	
P-19	HDPE	140	0.0005	
P-20	HDPE	25	0.0005	
P-21	HDPE	56	0.032	
P-22	HDPE	5	0.040	

FORMERLY
 ROWLEY
 COMMISSION



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	06/14/23	DESIGN BY:	CEW		
SCALE:	1" = 40'	DRAWN BY:	CFB		
APPRVD. BY:	CEW	CHECK BY:	MC		

**DRAINAGE &
 UTILITY
 PLAN**

PLOT DATE: Jun 15, 2023 11:43 am
 PATH: P:\Civil 3D Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp1_gds.dwg
 LAYOUT: UT
 SHEET: 5 OF 8
 PROJECT NO.: 26696

C-3

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.

APPROVED BY THE
 ROWLEY PLANNING BOARD

I CERTIFY THAT THE PROPERTY LINES SHOWN
 ARE THE LINES DIVIDING EXISTING OWNERSHIPS
 AND THE LINES OF STREETS AND WAYS SHOWN
 ARE THOSE OF PUBLIC OR PRIVATE STREETS
 OR WAYS ALREADY ESTABLISHED, AND THAT
 NO NEW LINES FOR DIVISION OF EXISTING
 OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
 (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

TOWN CLERK _____ DATE _____

DATE APPROVED _____

DATE _____ PROFESSIONAL LAND SURVEYOR _____

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 _____

ASSESSORS:

PARCEL IDs
 7-17

PREPARED FOR:

GATEWAY II
 REALTY TRUST
 OF 1997

239 Western Ave.
 Essex, MA 01929

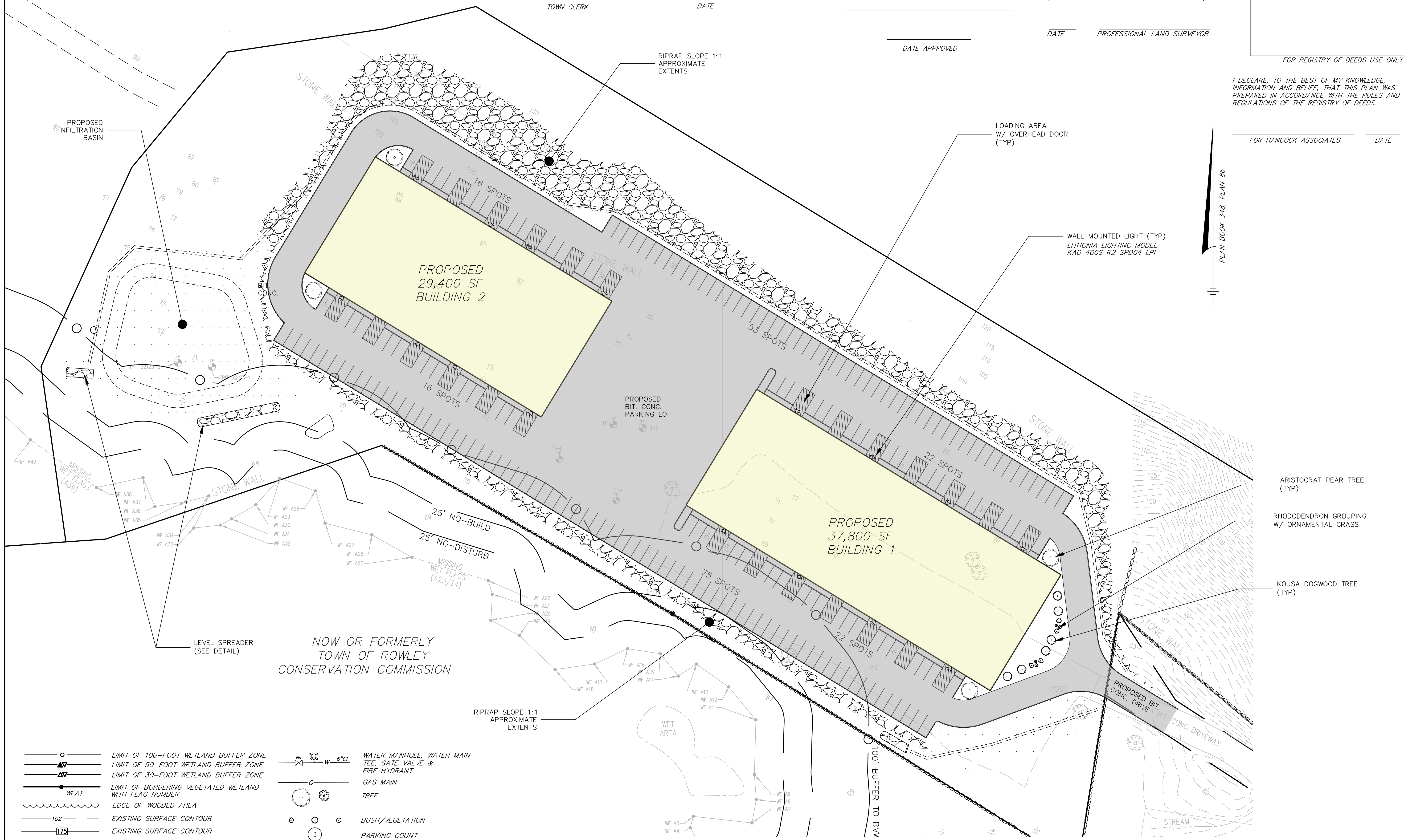
HANCOCK
 ASSOCIATES

Civil Engineers

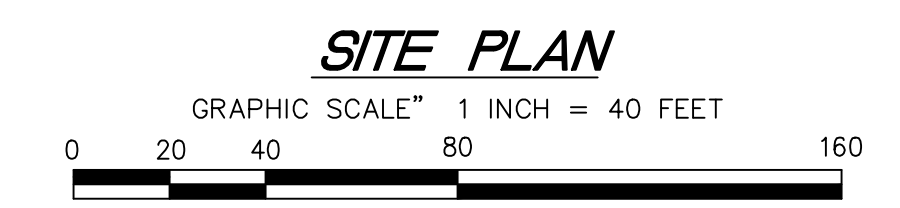
Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM



- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- ▲ LIMIT OF 50-FOOT WETLAND BUFFER ZONE
- ▲ LIMIT OF 30-FOOT WETLAND BUFFER ZONE
- WFA1 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- ~~~~~ EDGE OF WOODED AREA
- 102— EXISTING SURFACE CONTOUR
- 175— EXISTING SURFACE CONTOUR
- WOODEN GUARDRAIL
- 12" RCP— DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE
- x153.7 SPOT GRADE
- ▲ LITHONIA LIGHTING MODEL KAD 4005 R2 SPD04 LPI
- W 6" CI WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
- G GAS MAIN
- TREE
- BUSH/VEGETATION
- (3) PARKING COUNT
- PROPOSED SEED AND LOAM
- PROPOSED PAVEMENT



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 06/14/23 DESIGN BY: CEW
 SCALE: 1" = 40' DRAWN BY: CFB
 APPRVD. BY: CEW CHECK BY: MC

LANDSCAPE
 AND LIGHTING
 PLAN

PLOT DATE: Jun 15, 2023 11:19 am
 PATH: F:\Civil 20\Projects\26696-Gateway-Rowley\Eng\DWG\

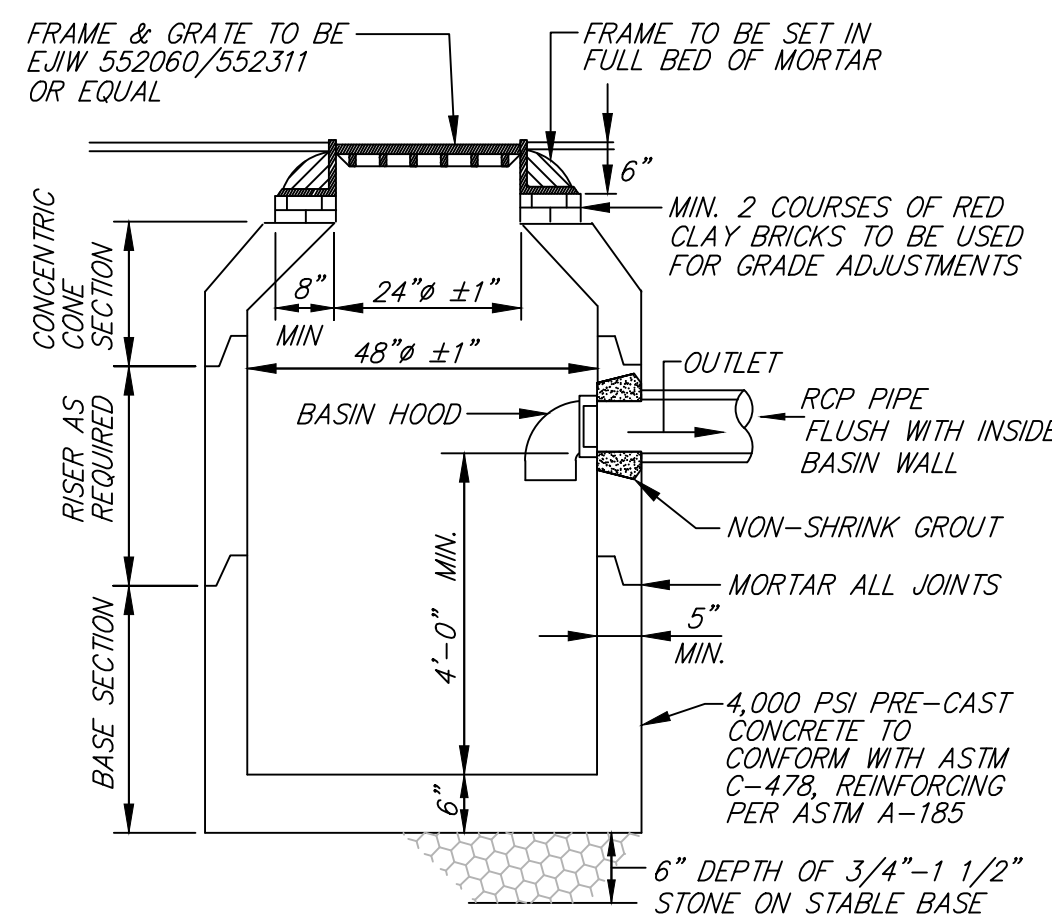
DWG: 26696psp1_lm.dwg

LAYOUT: LL

SHEET: 6 OF 8

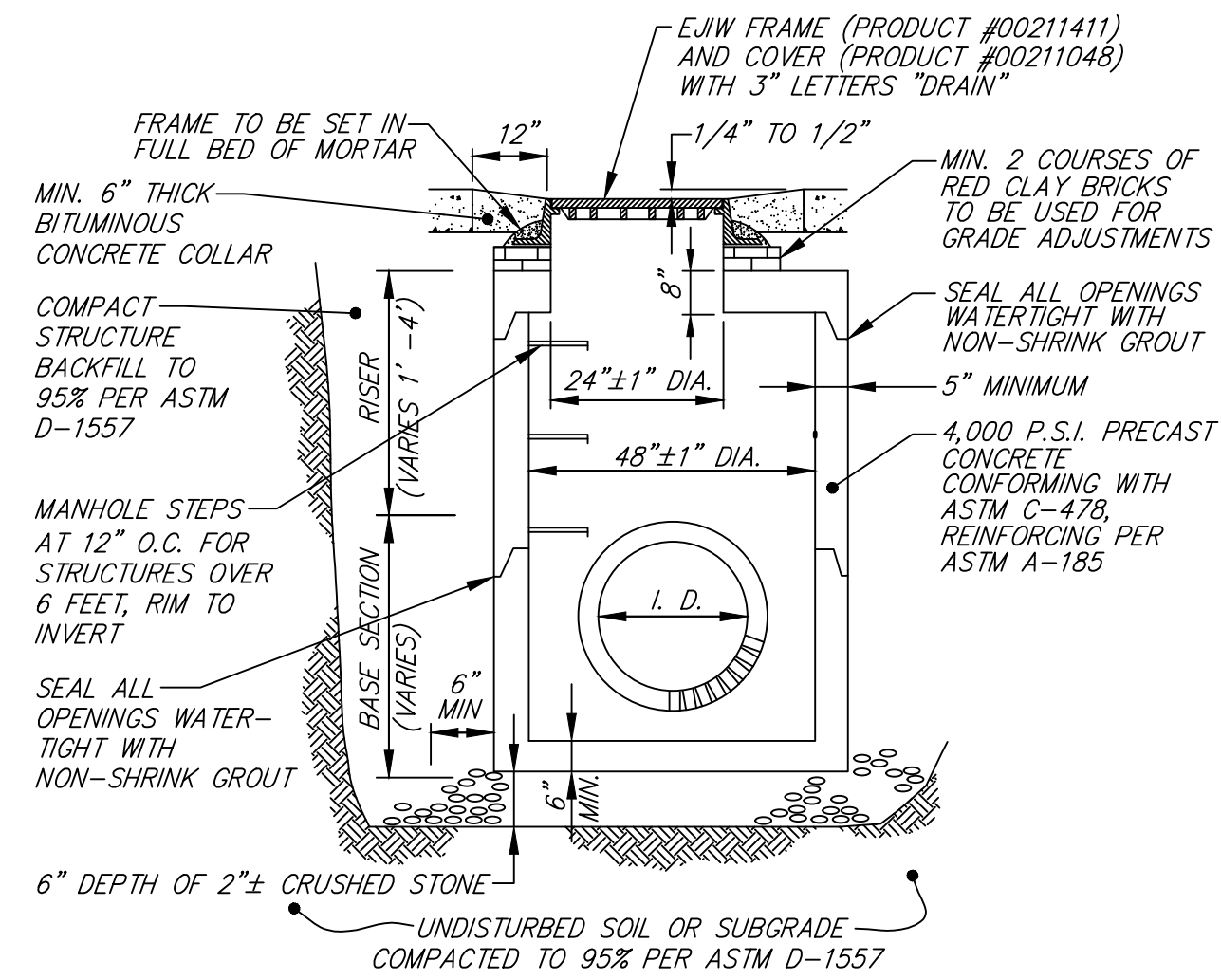
PROJECT NO.: 26696

C-4



CATCH BASIN WITH HOOD

TYPICAL CROSS SECTION - NOT TO SCALE



NOTE: CONICAL TOP MAY ALSO BE USED

DRAIN MANHOLE

TYPICAL CROSS SECTION NOT TO SCALE

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 _____

APPROVED BY THE ROWLEY PLANNING BOARD

DATE APPROVED _____

I CERTIFY THAT THE PROPERTY LINES SHOWN AND THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

DATE _____ PROFESSIONAL LAND SURVEYOR _____

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 _____

PERMIT SITE PLAN

Forest Ridge Dr.
Rowley, MA 01969

ASSESSORS:

PARCEL IDS
7-17

PREPARED FOR:

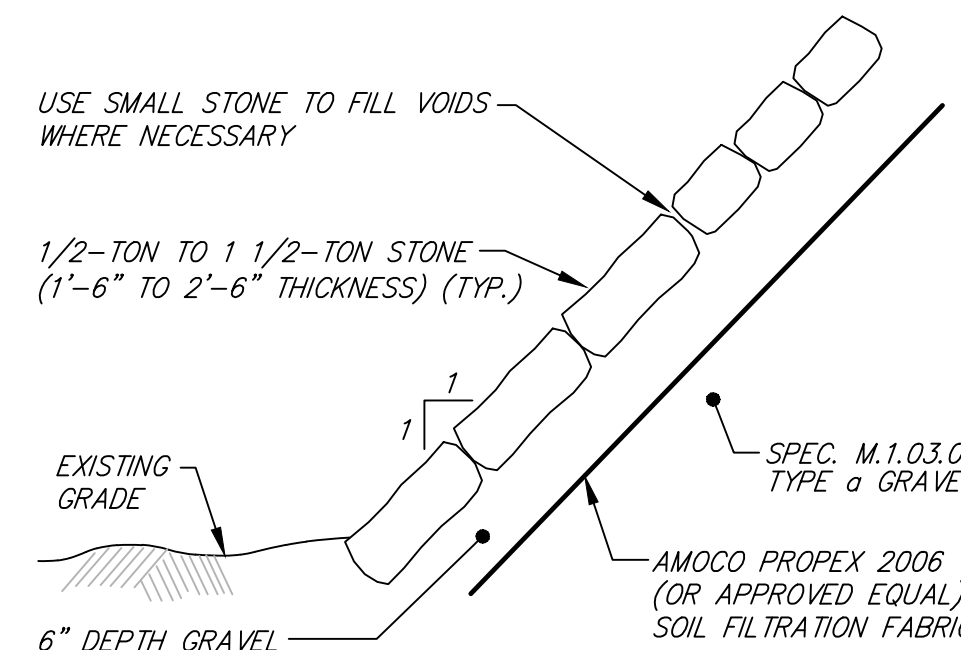
GATEWAY II REALTY TRUST OF 1997

239 Western Ave.
Essex, MA 01929

HANCOCK ASSOCIATES

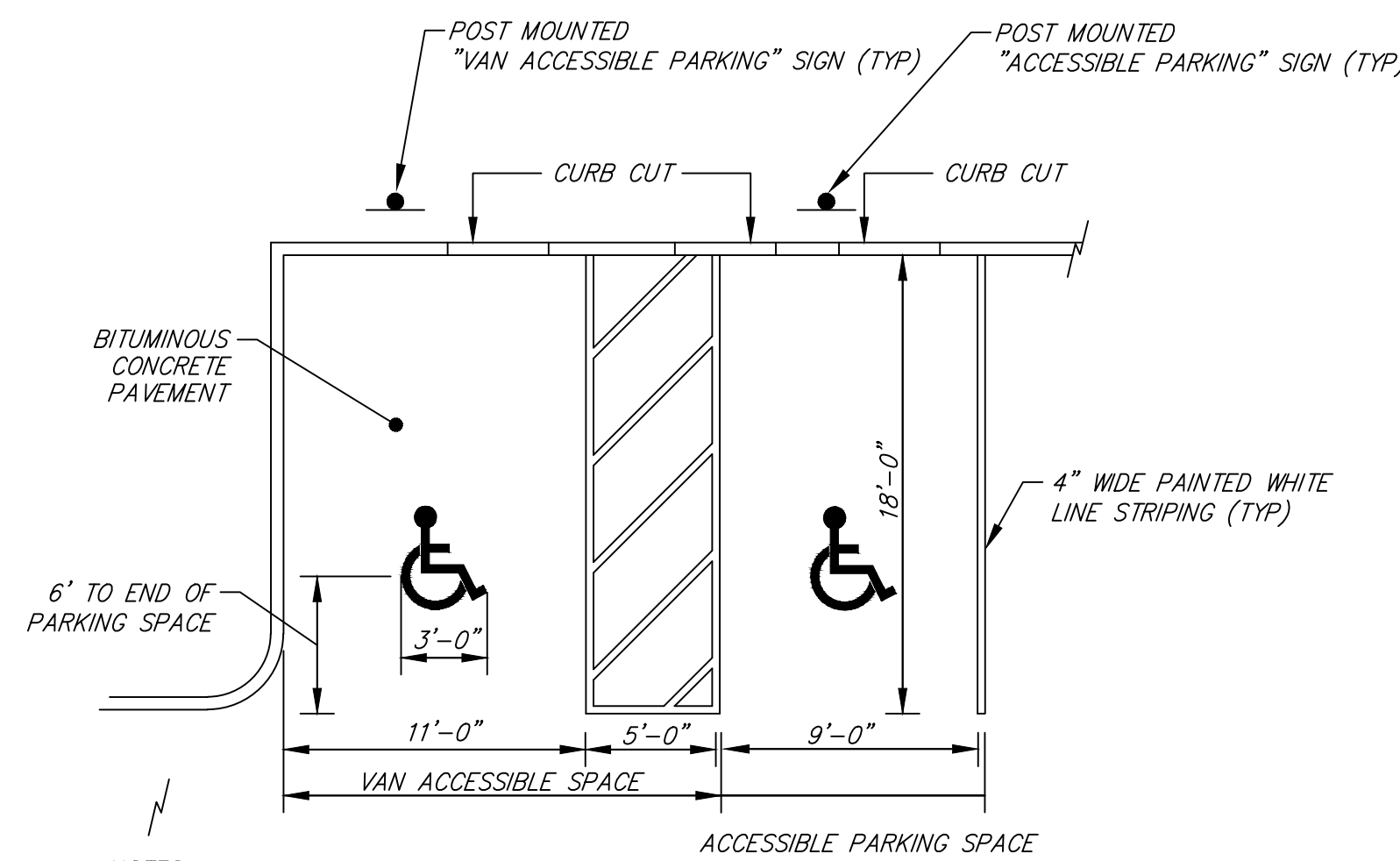
Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



RIPRAP SIDESLOPE

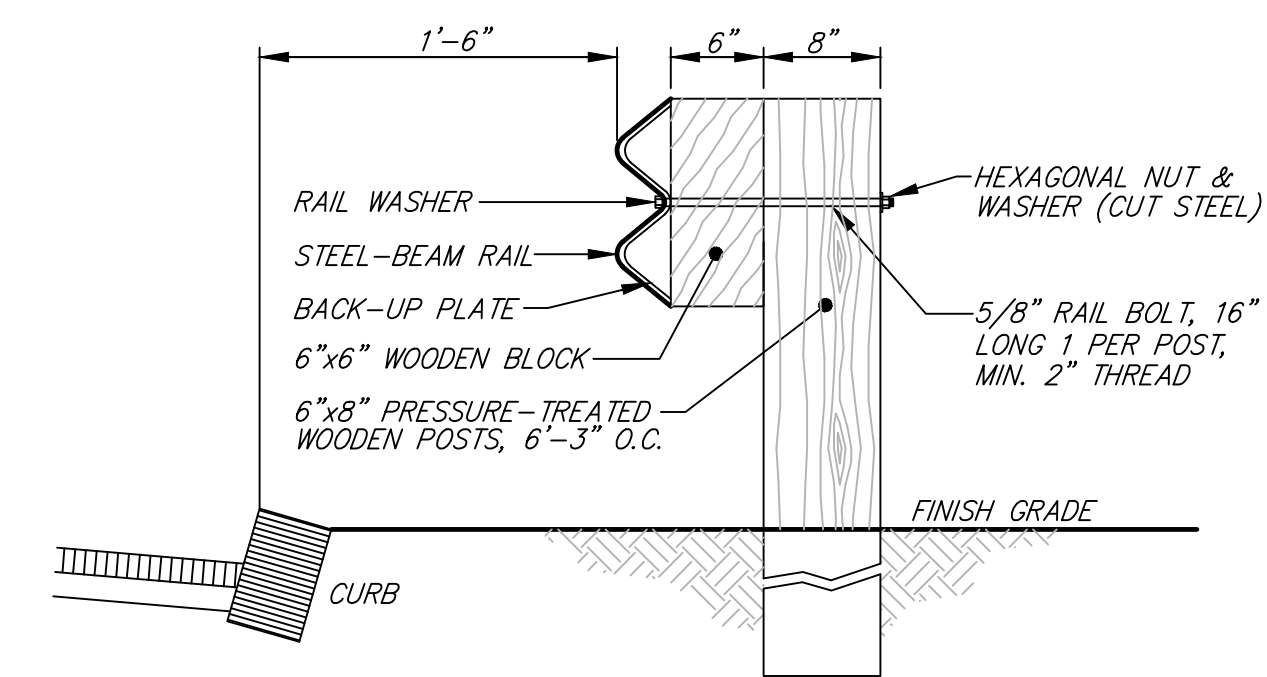
TYPICAL CROSS SECTION NOT TO SCALE



NOTES:
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
2. LOCATE SIGN WITHIN 10 FT. OF ACCESSIBLE SPACE.
3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESS AISLE BETWEEN ACCESSIBLE SPACES.

ACCESSIBLE PARKING STALL DETAIL

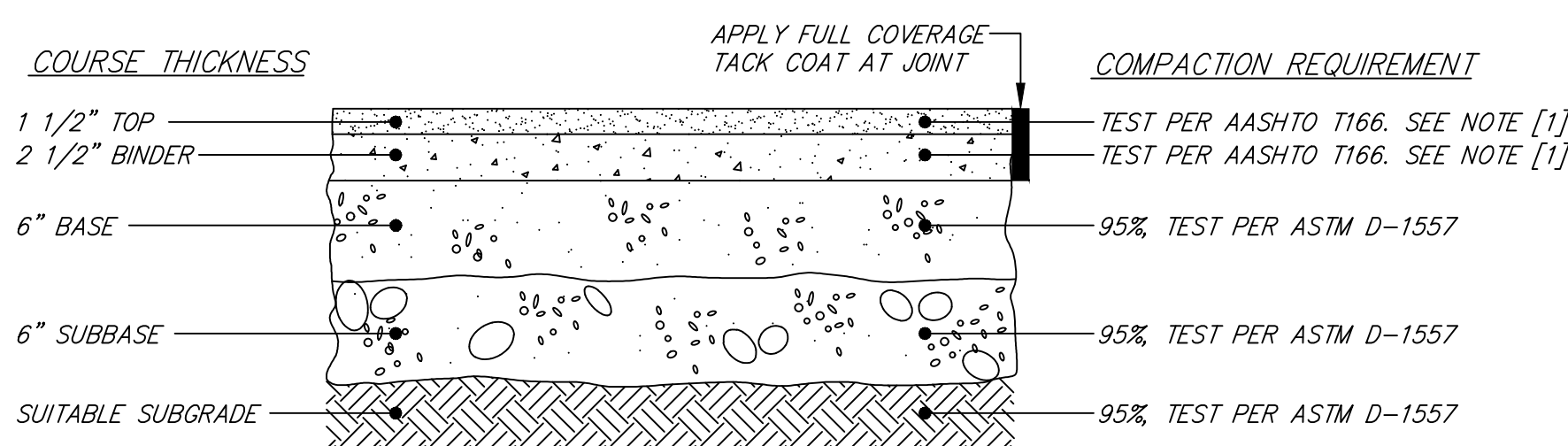
NOT TO SCALE



NOTES: 1. FOR LOCATION, SEE SHEET ____
2. ALL HARDWARE TO BE GALVANIZED.

STEEL-BEAM GUARDRAIL w/WOOD POST

TYPICAL CROSS SECTION NOT TO SCALE

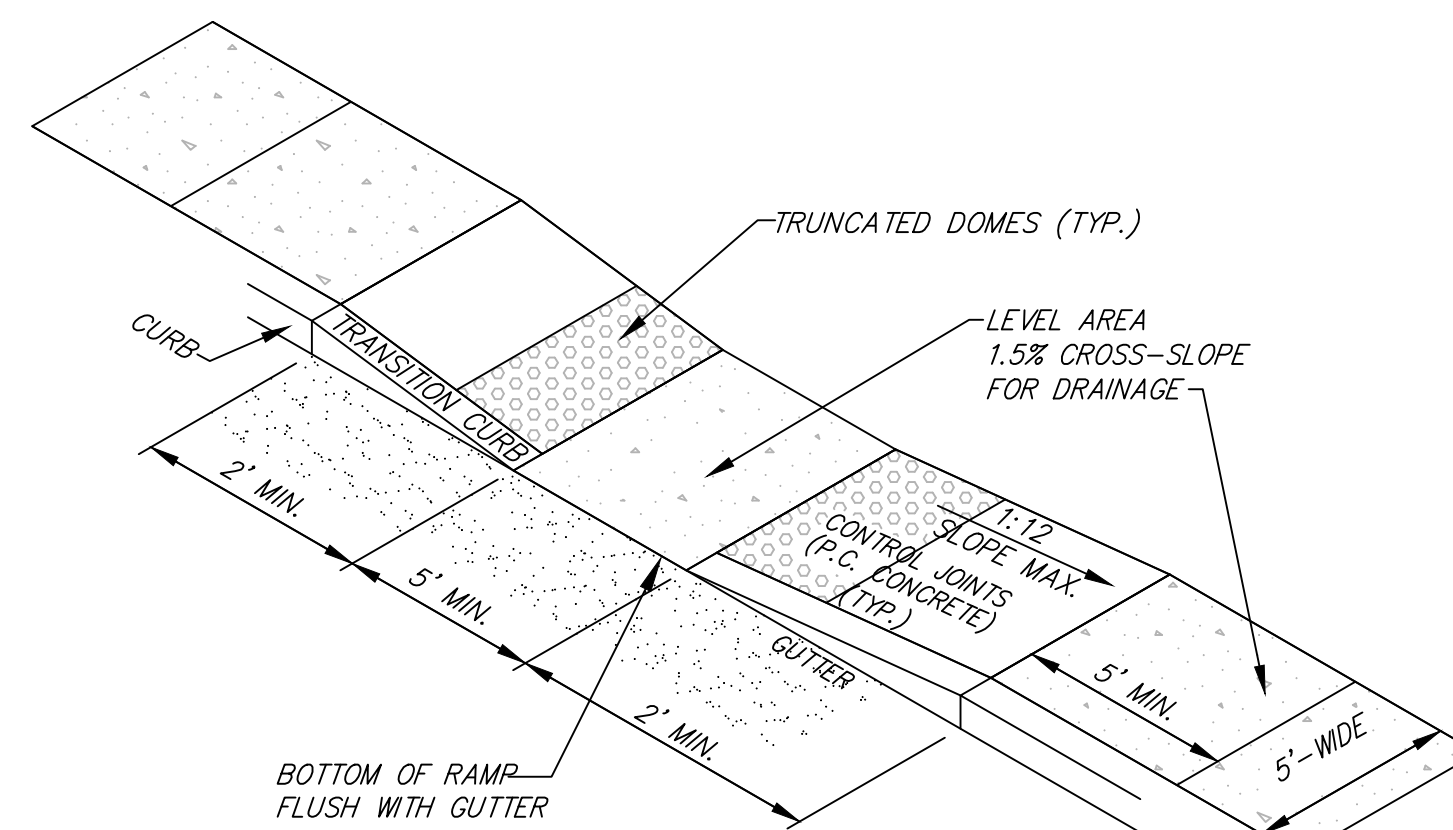


NOTES:
[1] COMPACT TO TEST AVERAGE OF 95% ± 2.5%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

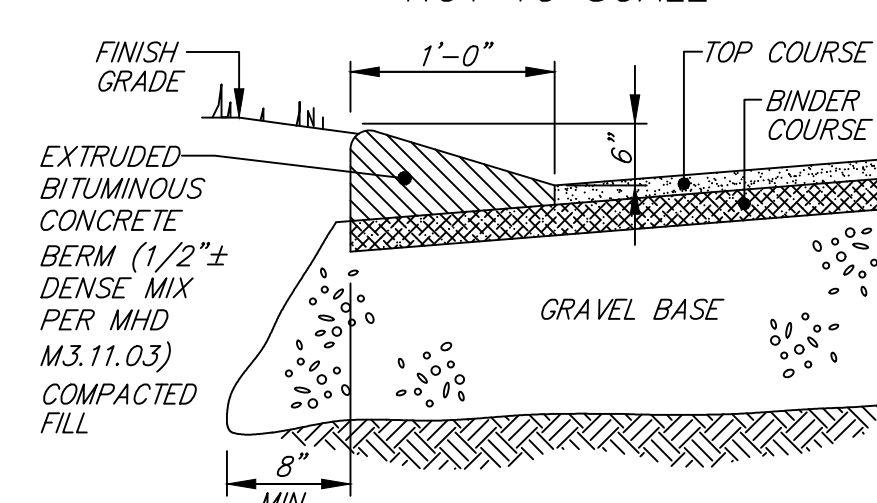
BITUMINOUS CONCRETE PAVEMENT

TYPICAL CROSS SECTION NOT TO SCALE



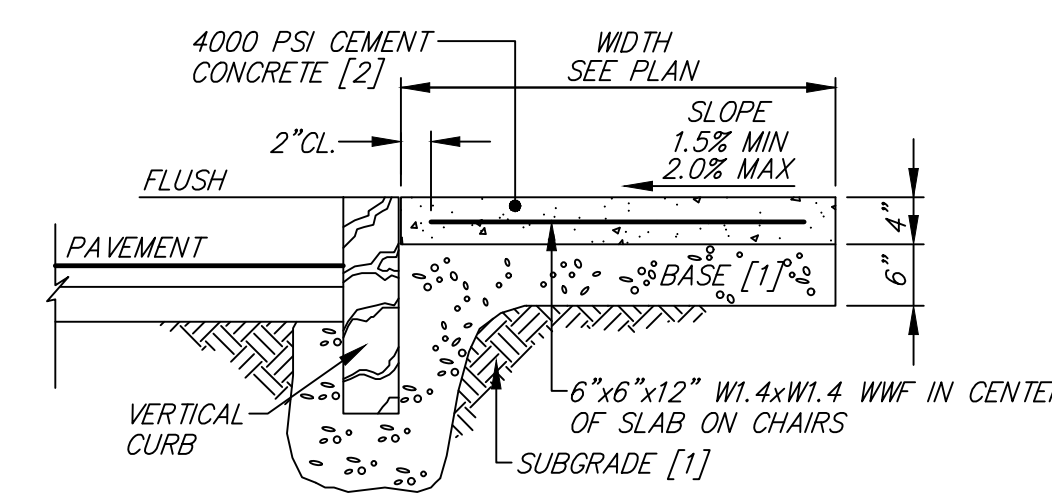
HANDICAP RAMP

TYPICAL ISOMETRIC VIEW NOT TO SCALE



CAPE COD BERM

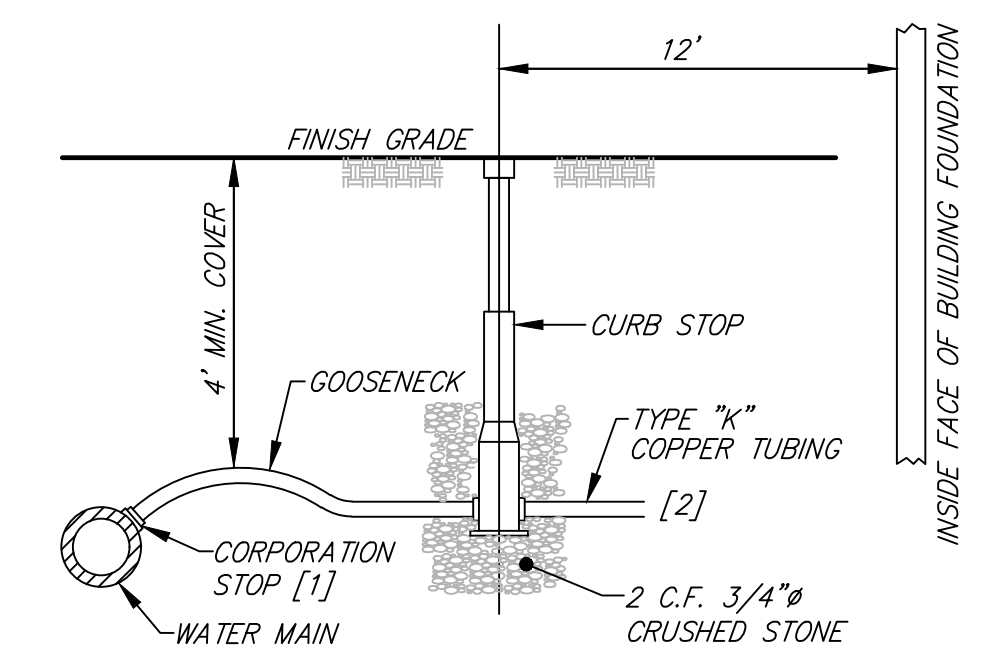
CROSS SECTION NOT TO SCALE



NOTES:
[1] COMPACT TO 95% PER ASTM D-1557
[2] CONTROL JOINT EVERY 5 LF; EXPANSION JOINT EVERY 50 LF.

CEMENT CONCRETE WALK

CROSS SECTION NOT TO SCALE



NOTES:
[1] WATER SERVICES LARGER THAN ONE INCH ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.
[2] COORDINATE BUILDING CONNECTION WITH PLUMBING DRAWINGS.

WATER SERVICE

TYPICAL PROFILE NOT TO SCALE

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 06/14/23 DESIGN BY: CEW
SCALE: AS SHOWN DRAWN BY: CFB
APPRVD. BY: CEW CHECK BY: MC

SITE DETAILS

PLOT DATE: Jun 15, 2023 11:22 am
PATH: F:\GIS\20 Proj\24\26696-Gateway-Rowley\Eng\DWG

DWG: 26696psp1_dwg

LAYOUT: DET1

SHEET: 7 OF 8

PROJECT NO.: 26696

C-5

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

APPROVED BY THE
ROWLEY PLANNING BOARD

DATE APPROVED

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DATE PROFESSIONAL LAND SURVEYOR

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

PERMIT
SITE
PLAN

Forest Ridge Dr.
Rowley, MA 01969

ASSESSORS:

PARCEL IDS
7-17

PREPARED FOR:

GATEWAY II
REALTY TRUST
OF 1997

239 Western Ave.
Essex, MA 01929

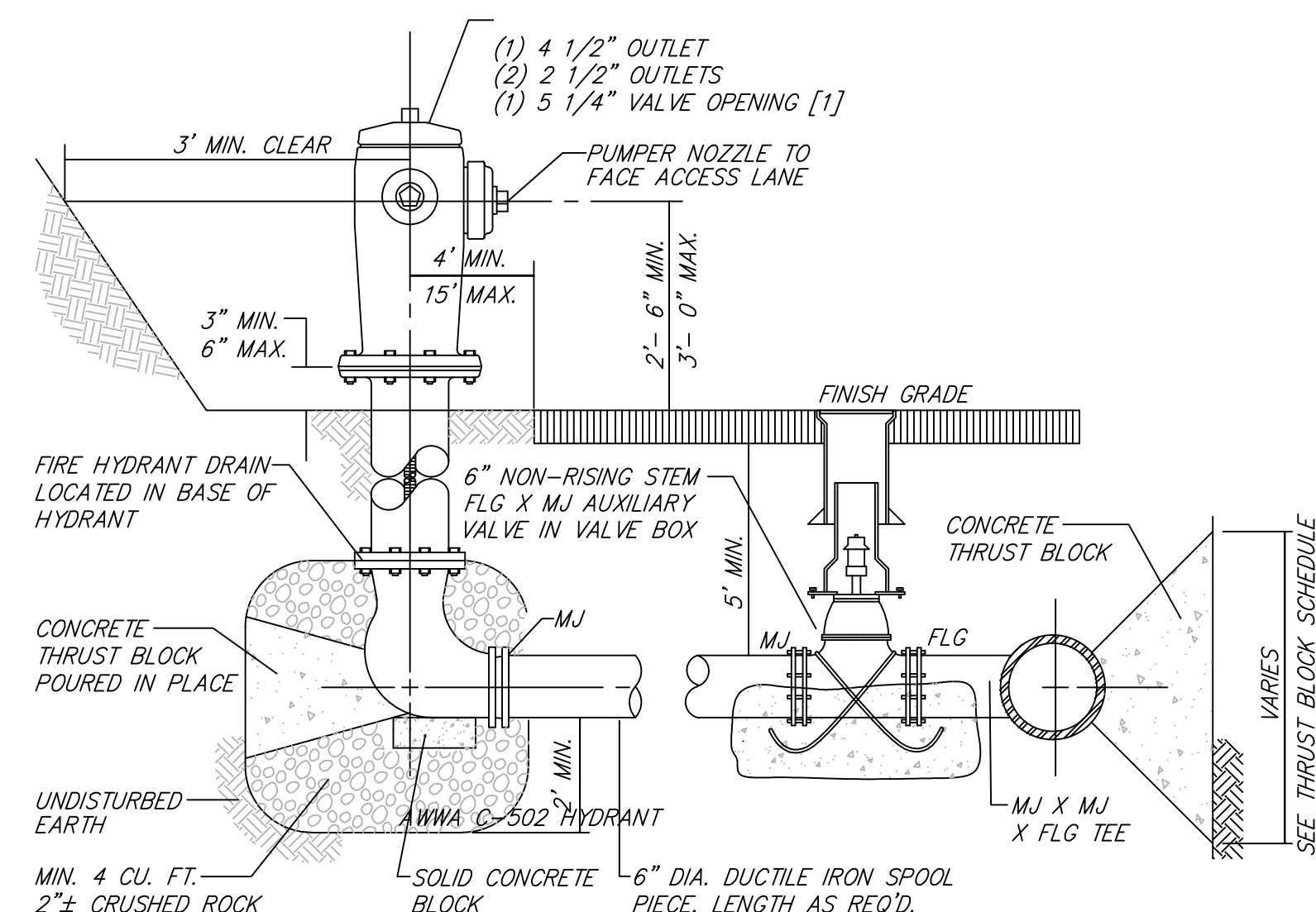
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

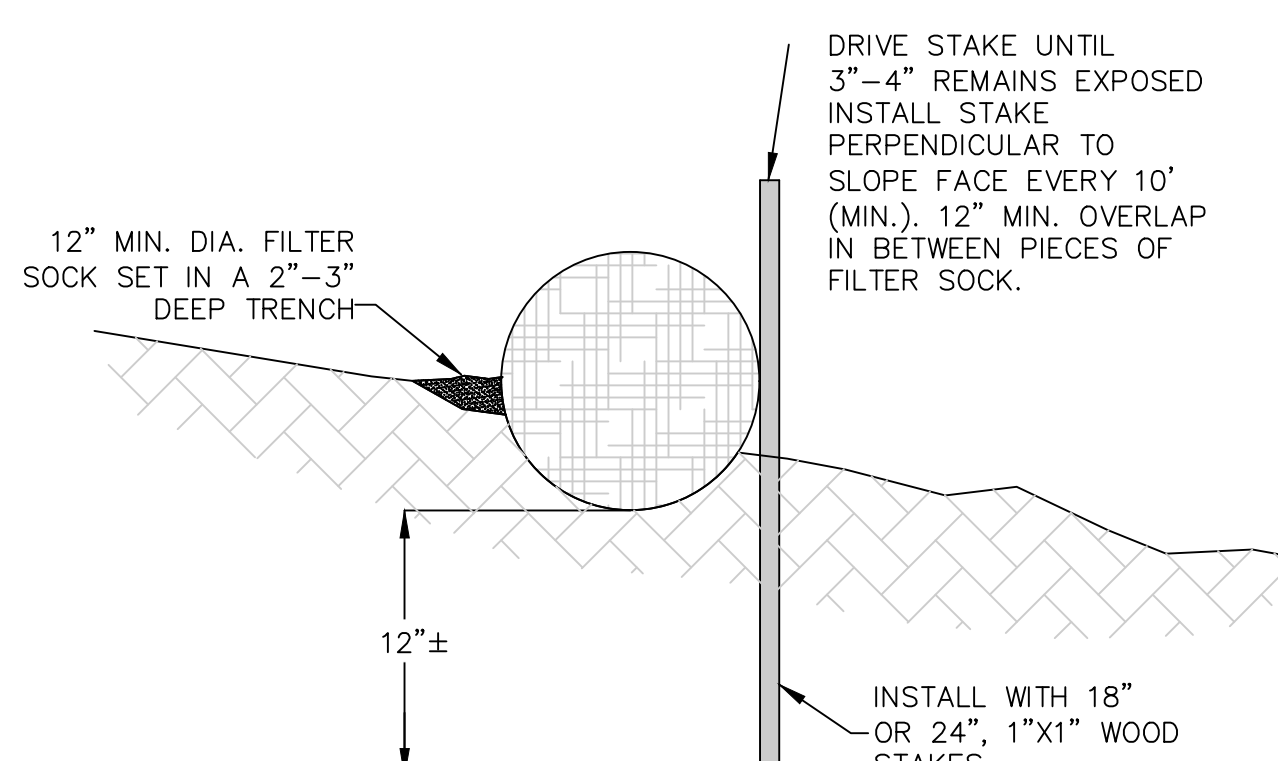
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



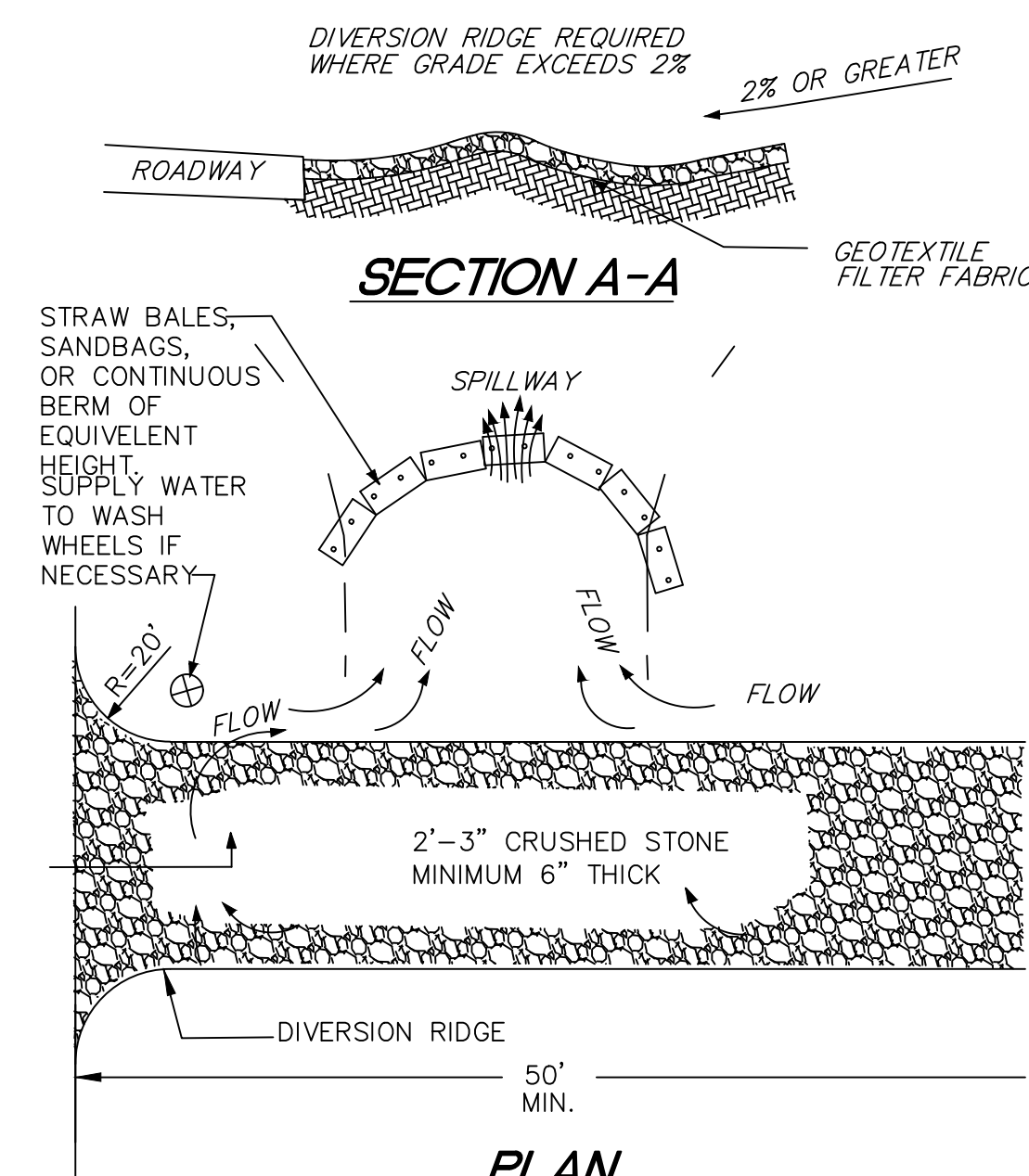
NOTES:
[1] DANVERS STANDARD: DARLING B-84-B

FIRE HYDRANT ASSEMBLY
TYPICAL CROSS SECTION
NOT TO SCALE



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



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	06/14/23	DESIGN BY:	CEW
SCALE:	AS SHOWN	DRAWN BY:	CFB
APPRVD. BY:	CEW	CHECK BY:	MC

SITE DETAILS