



Stormwater Pollution Prevention Plan
For
Forest Ridge Drive
(Parcel ID # 7-10-5-1 & 7-10-5-8, 7-10-8 and 7-14)
Rowley, MA

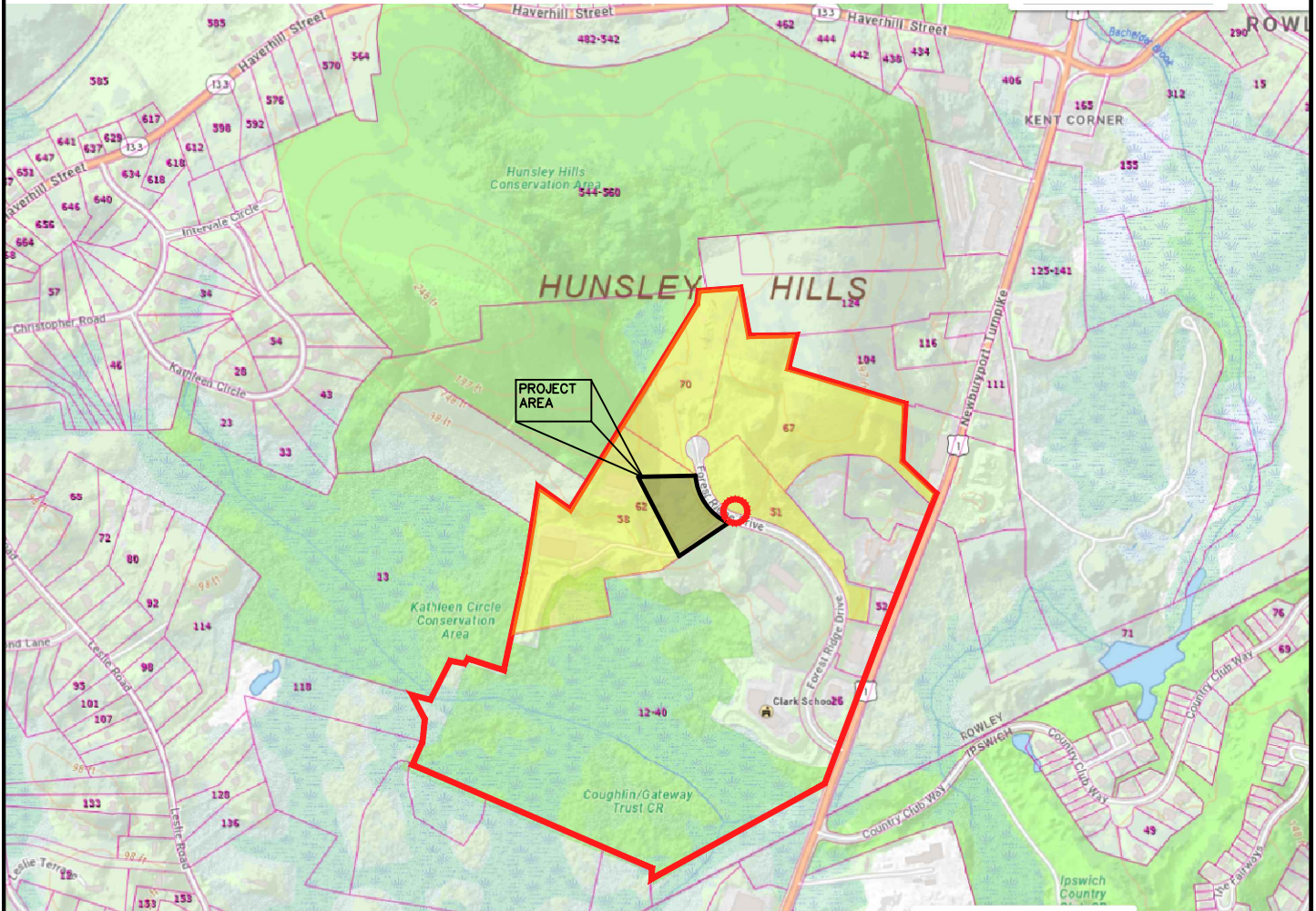
Prepared By:
Hancock Associates
#26696

Prepared For:
Gateway II Trust of 1997

July 2023

DANVERS OFFICE
185 Centre Street, Danvers, MA 01923
Phone: (978) 777-3050 Fax: (978) 774-7816

MARLBOROUGH OFFICE
315 Elm Street, Marlborough, MA 01752
Phone: (508) 460-1111 Fax: (508) 460-1121



LOCUS MAP

58-66 FOREST RIDGE DRIVE
ROWLEY, MA 01969

**HANCOCK
ASSOCIATES**

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

DATE: 05/27/23

SCALE: NTS

DESIGN: CEW

DRAWN: CFB

LAYOUT: LOCUS

Construction General Permit Requirements

In 1972, Congress passed the Federal Water Pollution Control Act (FWPCA), also known as the Clean Water Act (CWA), to restore and maintain the quality of the nation's waterways. The ultimate goal was to make sure that rivers and streams were fishable, swimmable, and drinkable. In 1987, the Water Quality Act (WQA) added provisions to the CWA that allowed the EPA to govern storm water discharges from construction sites. In 2022, EPA published the final notice for the General Permit for Storm Water Discharges from Construction Activities disturbing one (1) acre or greater. The general permit includes provisions for development of a Storm Water Pollution Prevention Plan (SWPPP) to maximize the potential benefits of pollution prevention and sediment and erosion control measures at construction sites.

General Permit for Storm Water Discharges from Construction Activities Link:
<https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-permit.pdf>

This project will disturb over one acre of ground cover and/or meets other thresholds related to permit criteria for USEPA National Pollutant Discharge Elimination System (NPDES) compliance. The site contractor is responsible for development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), submission of a Notice of Intent (NOI) to USEPA, inspection and maintenance of sediment control measures, documentation of maintenance activities, and submission of a Notice of Termination (NOT) to USEPA. The Site Contractor is also responsible to comply with all other federal, state, and local stormwater or NPDES requirements includes the local Order of Conditions issued by the Lynn Conservation Commission included in the SWPPP appendices.

- The owner, in conjunction with the contractor (Operators), need to obtain a Construction General Permit (CGP) for large construction activity (greater than five acres) from the United States Environmental Protection Agency (USEPA). As part of the CGP, a Stormwater NOI will need to be submitted to the USEPA at least 14 days prior to commencing construction.

SWPPP Content

This SWPPP includes the following:

- Identification of the SWPPP coordinator with a description of this person's duties;
- Identification of the stormwater pollution prevention team that will assist in implementation of the SWPPP during construction.
- Identification of the body of water(s) which will receive runoff from the construction site, including the ultimate body of water that receives the storm water;
- Identification of endangered species habitats;
- Identification of historic properties;
- Identification of drainage areas and potential stormwater contaminants;
- Description of storm water management controls and various Best Management Practices (BMPs) necessary to reduce erosion, sediment and pollutants in storm water discharge;
- Description of the project's monitoring plan and how controls will be coordinated with construction activities; and a
- Description of the implementation schedule and provisions for amendment of the plan.

Contact Information/Responsible Parties

Operator(s):

To be determined

Project Manager(s) or Site Supervisor(s):

To be determined

SWPPP Contact(s):

To be determined

This SWPPP was Prepared by:

Charles Wear III, PE

Hancock Associates

185 Centre Street

Danvers, MA 01923

978-777-3050

cwear@hancockassociates.com

Emergency 24-Hour Contact:

To be determined

Stormwater Team:

To be determined will be responsible for overseeing subcontractors working within the SWPPP parameters and making sure they are in compliance with the requirements of the 2022 Construction General Permit.

To be determined will be responsible for overseeing modifications to the SWPPP.

Project/Site Information

Project Name: Forest Ridge Drive (Parcel ID # 7-10-5-1 & 7-10-5-8, 7-10-8 & 7-14)
Project Street/Location: Forest Ridge Drive (Parcel ID # 7-10-5-1 & 7-10-5-8, 7-10-8 & 7-14)
City: Rowley State: MA Zip Code: 01969
County: Essex County

Latitude: 42.698257 Longitude: -70.916506 Source: Google Maps

Horizontal Reference Datum: WGS 84

Is the project located in Indian Country: No

Will you use polymers, flocculants, or other treatment chemicals at you construction site: No

Is this project considered a federal facility: No

NPDES project or permit tracking number:

Are you applying for permit coverage as a “federal operator” as defined in Appendix A of the 2022 CGP? No

Discharge Information

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?
No

Are there any waters of the U.S. located within 50 feet of your construction? No

Name of the first surface water that receives stormwater directly from your site and/or from the MS4: Bachelder Brook

Is this surface water listed as “impaired” (on the CWA 303(d) list)? No

Has a TMDL been completed? N/A

Is this surface water designated as a Tier 2, Tier 2.5, or Tier 3 water? No

Stormwater Management Summary

Gateway II Trust of 1997 proposes to reduce the length of the existing roadway and construct a new 18,000 S.F. footprint industrial/warehousing building on the subject site on Forest Ridge Drive, Rowley, MA. Associated improvements will include paved vehicular and pedestrian areas, 89 parking spaces, landscaped areas, utility services, and additions to the existing stormwater management system. The project area is currently comprised of undeveloped land but is part of a partially completed industrial park.

The industrial park and drainage system were designed by Meridian Associates, Inc. (hereinafter “Meridian”) While the entirety of the industrial park has not been constructed, the Best Management Practice (BMP’s) of drainage system have been. The drainage system is comprised of deep sump catch basins and drain manholes connected to sediment forebays and infiltration basins, via a network of pipes. The discharge point for the project currently proposed is an infiltration basin called “Pond 3” in the Stormwater Analysis and Calculations for Forest Ridge (hereinafter “the Stormwater Analysis”), dated January 21, 2000, last revised March 15, 2006, by Meridian. This document was also used as the basis of this design.

The stormwater management system was designed to meet the Stormwater Management Standards described in the Massachusetts Stormwater Handbook.

Nature of Construction Activity

The project consists of reducing the length of the existing roadway and constructing a new 18,000 S.F. footprint industrial/warehousing building. Associated site improvements include paved vehicular and pedestrian areas, 89 parking spaces, landscaped areas, utility services, and additions to the existing stormwater management system.

What is the function of the construction activity? Industrial/Warehousing

Size of Property: 28.94+/- Acres

Total Area of Construction Disturbances: 1.5+/- Acres

Maximum Area to be Disturbed at one time: 1.5+/- Acres

Type of Construction Site: Residential

Will there be demolition of any structure built or renovated before January 1, 1980? No

If yes, do any of the structures being demolished have at least 10,000 square feet of floor space?
N/A

Was the pre-development land use used for agriculture (see [Appendix A](#) for definition of “agricultural land”)? No

Have earth-disturbing activities commenced on your project/site? No

Sequence and Estimated Dates of Construction Activities

Estimated Project Start Date: Fall 2023

Estimated Project Completion Date: Fall 2024

- Erosion control and construction entrances.
- Ground Improvements
- Rough grading
- Foundation and building construction
- Installation of drain, water and sewer utilities
- Install access drives, site hardscape and landscape finishes
- Complete final site stabilization and remove erosion control

Allowable Non-Stormwater Discharges

Allowable Non-Stormwater Discharges likely to be present:

Discharges from emergency fire-fighting activities, fire hydrant flushings, landscape irrigation, waters used to wash vehicles and equipment, water used to control dust, potable water including uncontaminated water line flushings, uncontaminated air conditioning or compressor condensate, pavement wash waters, foundation or footing drains, construction dewatering water.

Site Maps

Site maps are included in the appendix.

Documentation of Compliance with Other Federal Requirements

Endangered Species Protection Eligibility Criterion:

Criterion C: Discharges not likely to adversely affect ESA-listed species and/or designated critical habitat. ESA-listed species and/or designated critical habitat(s) under the jurisdiction of the USFWS and/or NMFS are likely to occur in or near your site's "action area," and you certify to EPA that your site's discharges and discharge-related activities are not likely to adversely affect ESA-listed threatened or endangered species and/or designated critical habitat. This certification may include consideration of any stormwater controls and/or management practices you will adopt to ensure that your discharges and discharge-related activities are not likely to adversely affect ESA-listed species and/or designated critical habitat. To certify your eligibility under this criterion, indicate 1) the ESA-listed species and/or designated habitat located in your "action area" using the process outlined in Appendix D of this permit; 2) the distance between the site and the listed species and/or designated critical habitat in the action area (in miles); and 3) a rationale describing specifically how adverse effects to ESA-listed species will be avoided from the discharges and discharge-related activities. You must also include a copy of your site map from your SWPPP showing the upland and in-water extent of your "action area" with this NOI.

Basis statement content/Supporting documentation: A basis statement supporting the selection of Criterion C should identify the information resources and expertise (e.g., state or federal biologists) used to arrive at this conclusion. Any supporting documentation should

explicitly state that both ESA-listed species and designated critical habitat under the jurisdiction of the USFWS and/or NMFS were considered in the evaluation.

- Resources used to make determination: Fish and Wildlife Services on-line mapping tool IPaC (<http://ecps.fws.gov/ipac/>) and IPaC Determination Keys. NOAA ESA Section 7 Mapper (<https://www.fisheries.noaa.gov/resource/map/greater-atlantic-region-esa-section-7-mapper>).
- ESA-listed Species/Critical Habitat in action area:
 - Northern Long-eared Bat *Myotis septentrionalis*
- Distance between site and ESA-listed Species/Critical Habitat: Critical habitats have not been established by U.S. Fish and Wildlife for the Northern Long-eared Bat or Roseate Tern.
Per the NHESP Northern Long-eared Bat Locations Map (<https://mass-eoeea.maps.arcgis.com/apps/Viewer/index.html?appid=de59364ebbb348a9b0de55f6febdfd52>) the closest known habitat of the Northern Long-eared Bat is 13 miles from the project site, in Reading, MA.
- How adverse effects will be avoided: There are no known Critical Habitats of the Northern Long-eared Bat within the project area under the U.S. Fish and Wildlife's jurisdiction, therefore the species should not be affected due to construction. The Northern Long-eared Bat roosts in trees, caves, under bridges or in buildings. The project site is predominantly cleared area with minimal trees or an existing roadway. Very few trees will be removed during construction. No caves or bridges are located on site. Per the NHESP Northern Long-eared Bat Locations Map (<https://masseoeea.maps.arcgis.com/apps/Viewer/index.html?appid=de59364ebbb348a9b0de55f6febdfd52>) the closest known habitat of the Northern Long-eared Bat is 13 miles from the project site. Therefore, the Northern Long-eared Bat will not be affected due to construction. In addition, IPaC Determination Keys were used to determine that the proposed project "may affect, but not likely to adversely affect" on the Northern Long-eared Bat.

Historic Preservation

Appendix E, Step 1, The following stormwater controls will be installed: New catch basins, drain manholes and a network of pipes will connect to an existing infiltration basin.

Appendix E, Step 2, Have prior surveys or evaluations conducted on the site already determined that historic properties do not exist or that prior disturbances at the site have precluded the existence of historic properties?

Yes (via <http://mhc-macris.net/>)

Safe Drinking Water Act Underground Injection Control Requirements

New catch basins, drain manholes and a network of pipes will connect to an existing infiltration basin which has been designed to capture and infiltrate stormwater flow.

Erosion and Sediment Controls

Best management practices (BMP) for erosion and sedimentation control are staked silt fence/straw wattles, and catch basin inlet protection. Construction BMPs **must** be maintained. In developing the proposed project certain measures will be implemented to minimize impacts both erosion and sedimentation could have on the surrounding resource areas. This section addresses items that involve proper construction techniques, close surveillance of workmanship and immediate response to emergency situations. The developer must be prepared to provide whatever reasonable measures are necessary to protect the environment during construction and to stabilize all disturbed areas as soon as construction ends.

Identification of Potential Stormwater Contaminants

The purpose of this section is to identify pollutants that could impact storm water during construction of the project.

Significant Material Inventory

Pollutants that result from clearing, grading, excavation, and building materials and have the potential to be present in storm water runoff are listed below. This list includes information regarding material type, chemical and physical description, and the specific regulated storm water pollutants associated with each material.

Potential Areas (Sources) for Storm Water Contamination

The following potential source areas of storm water contamination were identified and evaluated:

- Cleared and graded areas;
- Paved areas and building construction;
- Construction site entrance and asphalt parking area construction;
- All undisturbed areas;
- Deicing materials and snow melts;
- Lawn and garden activities;
- Turf management;
- Pet waste.

Potential Construction Site Storm Water Pollutant Sources

| | | |
|---|---|---|
| Pesticides (insecticides, fungicides, herbicides, rodenticides) | Various colored to colorless liquid, powder, pellets, or grains | Chlorinated hydrocarbons, organophosphates, carbamates, arsenic |
| Fertilizer | Liquid or solid grains | Nitrogen, phosphorous |
| Plaster | White granules or powder | Calcium sulphate, calcium carbonate, sulfuric acid |
| Cleaning solvents | Colorless, blue, or yellow-green liquid | Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates |
| Asphalt | Black solid | Oil, petroleum distillates |

| | | |
|--|------------------------------------|--|
| Concrete | White solid | Limestone, sand |
| Glue, adhesives | White or yellow liquid | Polymers, epoxies |
| Paints | Various colored liquid | Metal oxides, stoddard solvent, talc, calcium carbonate, arsenic |
| Curing compounds | Creamy white liquid | Naphtha |
| Wastewater from construction equipment washing | Water | Soil, oil & grease, solids |
| Wood preservatives | Clear amber or dark brown liquid | Stoddard solvent, petroleum distillates, arsenic, copper, chromium |
| Hydraulic oil/fluids | Brown oily petroleum hydrocarbon | Mineral oil |
| Gasoline | Colorless, pale brown or pink | petroleum hydrocarbon Benzene, ethyl benzene, toluene, xylene, MTBE |
| Diesel Fuel | Clear, blue-green to yellow liquid | Petroleum distillate, oil & grease, naphthalene, xylenes |
| Antifreeze/coolant | Clear green/yellow liquid | Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc) |
| Erosion | Solid Particles | Soil, Sediment |

Locations of Potential Sources of Storm Water Contamination

| Drainage Area | Contamination Point | Potential Pollutants | Potential Problem |
|---------------------------------------|---------------------|--|---|
| Cleared and graded areas | Throughout site | Soil erosion | Erosion of soils from cleared and graded areas have the potential to discharge into Wetland areas and Vernal Pools |
| Paved areas and building construction | Throughout site | Plaster, cleaning solvents, asphalt, concrete, paints, hydraulic oil, gasoline, antifreeze, soil erosion, fertilizer, pesticides, glue adhesives, curing compounds, wood preservatives, kerosene | Accidental spills of paints and cleaning solvents, leaking hydraulic oil and antifreeze from construction equipment, gasoline and diesel fuel spills while fueling construction equipment, erosion of exposed and stockpiled soils, and degradation of scrap dry wall can potentially contaminate storm water. Asphalt chemicals can be released to storm water if a rain event |

| | | | |
|----------------------------|------------------------|--|--|
| | | | occurs before curing is complete. |
| Construction site entrance | At project entry point | Asphalt, hydraulic oil, gasoline, antifreeze, soil erosion | Leaking hydraulic oil and antifreeze from clearing, grading and asphalt application construction equipment. Gasoline and diesel fuel spills while fueling construction equipment, and erosion of exposed and stockpiled soils. Asphalt chemicals can be released to storm water if a rain event occurs before curing is complete. Tracking of soil into the road through the construction site entrance. |

Stormwater Management Controls

The purpose of this section is to identify the types of temporary and permanent erosion and sediment controls that will be used during construction activities. The controls will provide soil stabilization for disturbed areas and structural controls to divert runoff and remove sediment. This section will also address source control of other potential storm water pollutant sources such as construction materials (paints, concrete dust, solvents, plaster), waste disposal, control of vehicle traffic, and sanitary waste disposal.

Temporary and Permanent Erosion Control Practices

To prevent soil from washing into the undisturbed areas of the site, the following BMPs will be implemented:

- Erosion Control (straw wattles and/or silt fence) will be placed as shown on the plans before any clearing or grading takes place.
- Straw wattles and/or silt fence will be utilized for top of slope erosion control protection as needed onsite.
- After seeding, each area will be mulched with 4,000 pounds per acre of straw.
- Topsoil stockpiles and open slopes will be stabilized with temporary seed and mulch no later than fourteen days from the last construction activities in that area. The temporary seed shall be Rye (grain) applied at the rate of 120 pounds per acre. All stockpile areas will be located a minimum of 100 feet from wetland areas.
- Areas of the site, which are to be paved, will be temporarily stabilized if needed by applying stone sub-base until asphalt is applied.
- If needed, temporary sediment basins shall be constructed as dictated by site construction in low areas and around the perimeter of the site in areas where surface runoff naturally forms channels. See erosion control plan for additional information. No temporary sediment basin shall be located where future construction of an infiltration system is proposed.
- Areas used for temporary sedimentation control shall be fully excavated and the excavated material replaced with natural materials at the end of their use.
- Truck traffic should be routed around temporary sediment basins and areas where infiltration systems are proposed

Construction Practices to Minimize Storm Water Contamination

- All waste materials will be collected and stored in a securely lidded metal dumpster. Dumpster will be located a minimum of 100 feet from any wetland resource area.
- Excess soil, rock and debris excavated or generated during the course of this project shall be removed from the site and disposed of in a legal manner. Records as to the destination of all materials, including excess fill and loam, to be removed from the site shall be kept on file and shall be provided to the MassDEP and the Revere Conservation Commission upon request.
- No fill, beyond that permitted by the Superseding Order of Conditions, may be placed or stockpiled, on the project site, within the Land Subject to Coastal Storm Flowage.
- Storing, servicing or cleaning of equipment, including but not limited to fueling, changing, adding or applying lubricants or hydraulic fluids, or washing/rinsing of trucks or equipment, shall be performed outside of the 100-foot buffer zone.
- There shall be no discharge or spillage of fuel, oil or other pollutants, including sediments, onto any part of the site. The contractor shall take all reasonable precautions to prevent the release of pollutants by ignorance, accident or vandalism.

- All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week. No construction materials will be buried on-site.
- All personnel will be instructed regarding the correct procedure for waste disposal.
- All sanitary waste will be collected from the portable units a minimum of three times per week.
- Good housekeeping and spill control practices will be followed during construction to minimize storm water contamination from petroleum products, paints, and concrete.
- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- Petroleum products will be stored in tightly sealed containers, which, are clearly labeled.
- Spill kits will be included with all fueling sources and maintenance activities.
- Any asphalt substances used onsite will be applied according to the manufacturer's recommendation.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewers, but will be properly disposed according to the manufacturer's instructions.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, cat litter, sand, saw dust, and plastic and metal trash containers.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm sewers will be reported to the Massachusetts Department of Environmental Protection Office.
- A stabilized construction entrance will be constructed to reduce vehicle tracking of sediments as depicted on the plans and details, as required.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- A designated temporary, above-grade concrete washout area will be constructed. The temporary concrete washout area will be constructed with a recommended minimum length and minimum width of 10-feet, but with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The washout area will be lined with a plastic sheeting at least 10 mils thick and free of any holes or tears. When the temporary washout area is no longer needed for the construction project, the hardened concrete and materials used to construct the area will be removed and disposed of according to the maintenance section below, and the area will be stabilized.
- All major equipment/vehicle fueling and maintenance will be performed off-site. When vehicle fueling must occur on-site, the fueling activity will occur in the staging area. Only minor equipment maintenance will occur on-site. All equipment fluids generated from maintenance activities will be disposed of into designated drums stored on spill pallets. Absorbent, spill-cleanup materials and spill kits will be available at the combined staging and materials storage area. Drip pans will be placed under all equipment receiving minor maintenance.
- For storage, handling, and disposal of pesticides, herbicides, insecticides, fertilizers, and landscape materials:
 - In storage areas, provide either
 - cover (e.g., plastic sheeting, temporary roofs) to minimize the exposure of these chemicals to precipitation and to stormwater, or
 - a similarly effective means designed to minimize the discharge of pollutants from these areas

- Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label
- For the application of fertilizers:
 - Apply at a rate and in amounts consistent with manufacturer's specifications, or document in the SWPPP departures from the manufacturer specifications where appropriate
 - Apply at the appropriate time of year for your location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
 - Avoid applying before heavy rains that could cause excess nutrients to be discharged;
 - Never apply to frozen ground;
 - Never apply to stormwater conveyance channels; and
 - Follow all other federal, state, tribal, and local requirements regarding fertilizer application.
- Pet waste will be disposed of in marked barrels located around the project site. These barrels will be emptied periodically, and the site will be inspected/cleaned for pet waste daily by maintenance personnel.
- Stockpiles kept on-site shall be stabilized and shall be surrounded by sedimentation barriers at all times.
- An "L" or "J" trench shall be used when installing the silt fence barrier.

Maintenance/Inspection Procedures

Visual inspections of all cleared and graded areas of the construction site will be performed daily and within 12 hours of the end of a storm with rainfall amounts greater than 0.5 inches based on local weather forecasts or a rain gauge installed at the construction trailer onsite. The SWPPP coordinator or his designated storm water team members shall conduct the inspection. The inspection will verify that the structural BMPs described above are in good condition and are minimizing erosion. The inspection will also verify that the procedures used to prevent storm water contamination from construction materials and petroleum products are effective. The following inspection and maintenance practices will be used to maintain erosion and sediment controls:

- Built up sediment will be removed from silt fencing when it has reached $\frac{1}{4}$ to $\frac{1}{2}$ the height of the fence.
- Built up sediment will be removed from temporary sedimentation controls before their capacity is reduced by 50%.
- Silt fences will be inspected weekly for depth of sediment, for tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding will be inspected for bare spots, washouts, and healthy growth.
- The stabilized construction entrance will be inspected daily for sediment tracked on the road, for clean gravel, and to make sure that all traffic use the stabilized entrance when leaving the site. Sediment deposited onto the surface of off-site streets, other paved areas, and sidewalks will be removed by the end of the same work day in which the track-out occurs or by the end of the next work day if track-out occurs on a non-work day. Track-out will be removed by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. Sweeping of tracked-out sediment into any stormwater conveyance (unless it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or

surface water will be prohibited. Stone will be added to the entrance as needed to ensure proper function. The entrance will also be cleaned as required.

- A water truck will be used to spray surfaces to minimize dust. Spraying will occur as required to maintain a moist condition at open soils. Calcium chloride may also be spread over surfaces as needed to control dust.

Inspection and Corrective Action

Personnel Responsible for Delegation of Inspections and Corrective Actions

To be determined

The maintenance inspection report will be made after each inspection. Completed forms will be maintained on-site during the entire construction project. Following construction, the completed forms will be retained at the Contractor's office for a minimum of 1 year. If construction activities or design modifications are made to the site plan, which could impact storm water, this SWPPP will be amended appropriately. The amended SWPPP will have a description of the new activities that contribute to the increased pollutant loading and the planned source control activities.

Employee Training

An employee-training program will be developed and implemented to educate employees about the requirements of the SWPPP. This education program will include background on the components and goals of the SWPPP and hands-on training in erosion controls, spill prevention and response, good housekeeping, proper material handling, disposal and control of waste, equipment fueling, and proper storage, washing, and inspection procedures. All employees will be trained prior to their first day on the site.

INSPECTION FORM

Stormwater management system owner: Gateway II Trust of 1997
239 Western Avenue
Essex, MA 01929

The party or parties responsible for operation and maintenance during construction: To be determined

Required Inspections:

- Straw wattles and silt fence will be inspected weekly for depth of sediment, for tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground. Built up sediment will be removed from silt fencing when it has reached one-third the height of the fence.
- Sediment will be removed from catch basin silt sacks as required to ensure proper drainage.
- Temporary and permanent seeding will be inspected weekly for bare spots, washouts, and healthy growth.
- The stabilized construction entrance will be inspected for sediment tracked on the road, for clean gravel, and to make sure that all traffic use the stabilized entrance when leaving the site.

Certification and Notification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

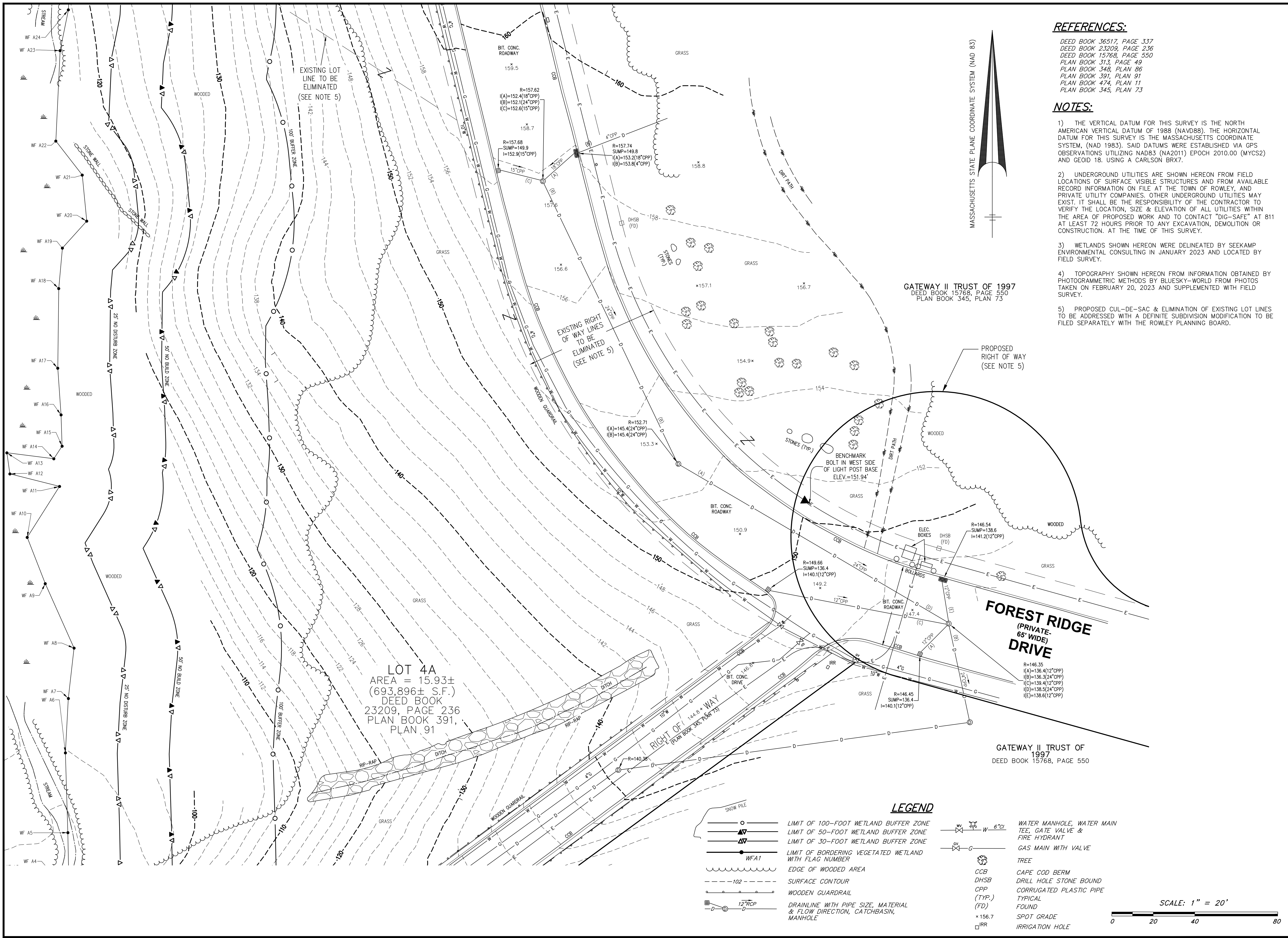
Name: Charles Wear III, PE Title: Project Civil Engineer

Signature:  Date: 7/25/2023

Appendices

- Site Maps
- Corrective Action Form
- SWPPP Amendment Log
- Subcontractor Certifications/Agreements
- U.S. Fish and Wildlife Service – Natural Resources of Concern
- Massachusetts Historical Commission – MACRIS Report
- Grading and Stabilization Activities Log
- Training Log
- Delegation of Authority

Site Maps

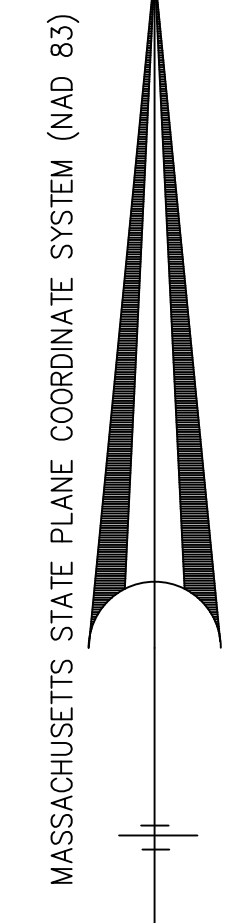


REFERENCES:

- DEED BOOK 36517, PAGE 337
- DEED BOOK 23209, PAGE 236
- DEED BOOK 15768, PAGE 550
- PLAN BOOK 313, PAGE 49
- PLAN BOOK 348, PLAN 86
- PLAN BOOK 391, PLAN 91
- PLAN BOOK 474, PLAN 11
- PLAN BOOK 345, PLAN 73

NOTES:

- 1) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, (NAD 1983). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18. USING A CARLSON BRX7.
- 2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF ROWLEY, AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. AT THE TIME OF THIS SURVEY.
- 3) WETLANDS SHOWN HEREON WERE DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING IN JANUARY 2023 AND LOCATED BY FIELD SURVEY.
- 4) TOPOGRAPHY SHOWN HEREON FROM INFORMATION OBTAINED BY PHOTOGRAMMETRIC METHODS BY BLUESKY-WORLD FROM PHOTOS TAKEN ON FEBRUARY 20, 2023 AND SUPPLEMENTED WITH FIELD SURVEY.
- 5) PROPOSED CUL-DE-SAC & ELIMINATION OF EXISTING LOT LINES TO BE ADDRESSED WITH A DEFINITE SUBDIVISION MODIFICATION TO BE FILED SEPARATELY WITH THE ROWLEY PLANNING BOARD.



GATEWAY II TRUST OF 1997
DEED BOOK 15768, PAGE 550
PLAN BOOK 345, PLAN 73

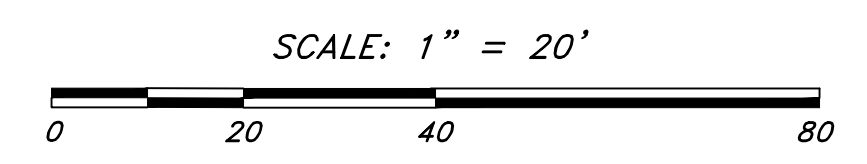
LOT 4A
AREA = 15.93±
(693,896± S.F.)
DEED BOOK
23209, PAGE 236
PLAN BOOK 391,
PLAN 91

**FOREST RIDGE
(PRIVATE)
65' WIDE
DRIVE**

GATEWAY II TRUST OF
1997
DEED BOOK 15768, PAGE 550

LEGEND

- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- LIMIT OF 50-FOOT WETLAND BUFFER ZONE
- LIMIT OF 30-FOOT WETLAND BUFFER ZONE
- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- EDGE OF WOODED AREA
- SURFACE CONTOUR
- WOODEN GUARDRAIL
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE
- WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH VALVE
- TREE
- CAPE COD BERM
- DRILL HOLE STONE BOUND
- CORRUGATED PLASTIC PIPE TYPICAL FOUND
- SPOT GRADE
- IRRIGATION HOLE



**PERMIT
SITE
PLAN**

Forest Ridge Dr.
Rowley, MA 01969

ASSESSORS:

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

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

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|-----|----|-----|------|----------------------------|
| | | | | |

| | | | |
|-------------|----------|------------|-----|
| DATE: | 04/27/23 | DESIGN BY: | CEW |
| SCALE: | 1" = 20' | DRAWN BY: | CLB |
| APPRVD. BY: | JMS | CHECK BY: | JMS |

**EXISTING
CONDITIONS
PLAN IN
ROWLEY, MA**

PLST DATE: May 16, 2023, 8:52 am
PATH: F:\GIS\20 Projects\26696-Gateway-Rowley\Srvy\DWG

DWG:26696ec(20 scale).dwg

LAYOUT: LAYOUT

SHEET: 2 OF 5

PROJECT NO.: 26696



**FOREST
RIDGE
DEFINITIVE
SUBDIVISION
MODIFICATION**

Rowley, Massachusetts

ASSESSORS: PARCEL IDS:
7-10-5-1
7-10-5-8
7-14

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

239 Western Ave.
Essex, MA 01929

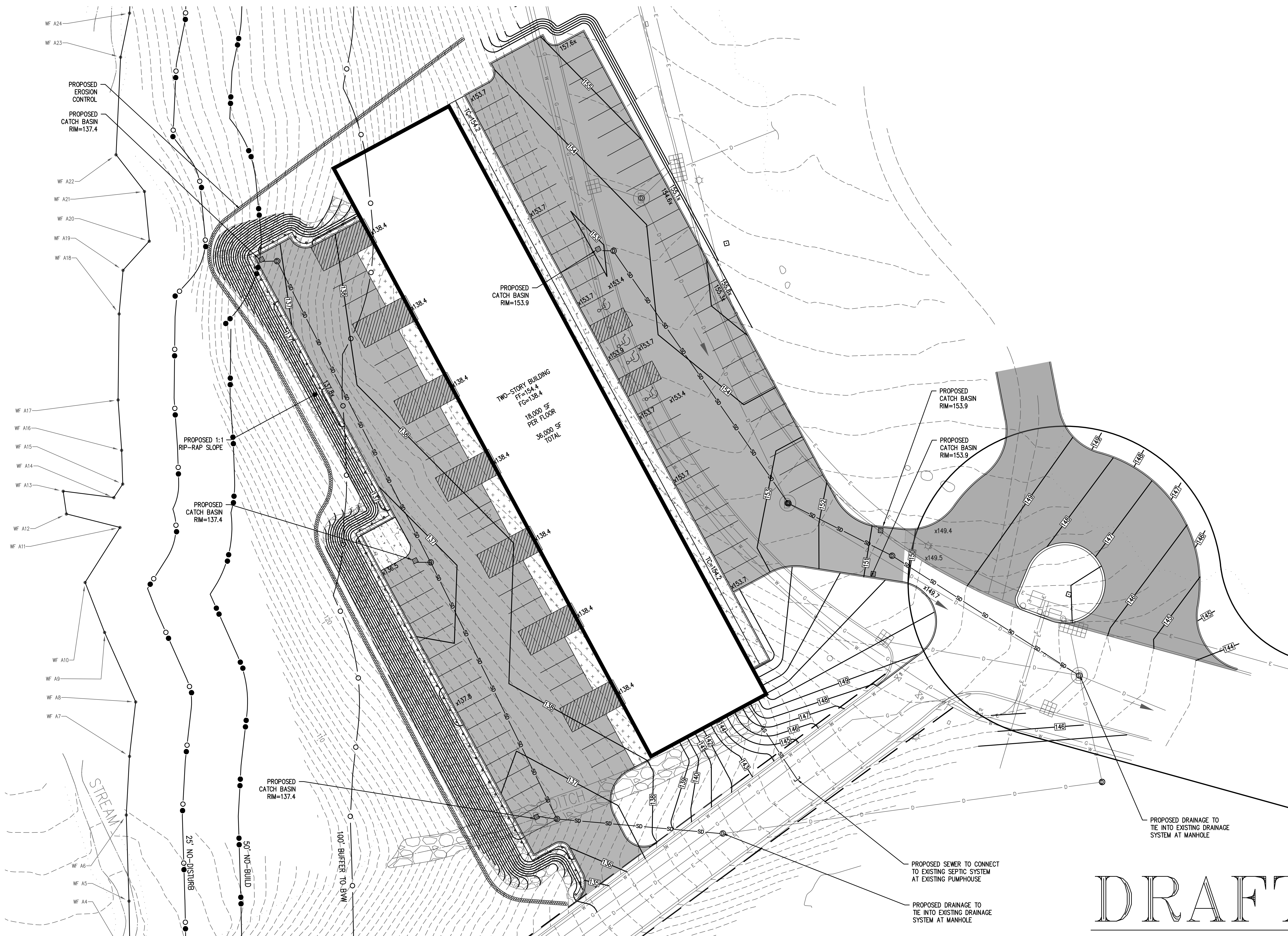
**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

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



DRAFT

SCALE: 1" = 20'
0 20 40 80

| NO. | BY | APP | DATE | ISSUE/REVISION | DESCRIPTION |
|-----|----|-----|------|----------------|-------------|
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DATE: 03/15/23 DESIGN BY: CEW
SCALE: 1"=20' DRAWN BY: CFB
APPRVD. BY: CEW CHECK BY: MC

**GRADING,
DRAINAGE &
UTILITY
PLAN**

PLOT DATE: May 18, 2023 2:31 pm
PATH: F:\Gd\20 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp-uppr.dwg
LAYOUT: GDU
SHEET: 4 OF 6
PROJECT NO.: 26696

C-3

**FOREST
RIDGE
DEFINITIVE
SUBDIVISION
MODIFICATION**

Rowley, Massachusetts

ASSESSORS: PARCEL IDs
7-10-5-1
7-10-5-8
7-14

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

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|-----|----|-----|------|----------------------------|
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DATE: 03/15/23 DESIGN BY: CEW
SCALE: 1"=20' DRAWN BY: CFB
APPRVD. BY: CEW CHECK BY: MC

**LANDSCAPE &
LIGHTING
PLAN**

PLOT DATE: May 18, 2023 2:31 pm
PATH: F:\DWG 3D Projects\26696-Gateway-Rowley\Eng\DWG\

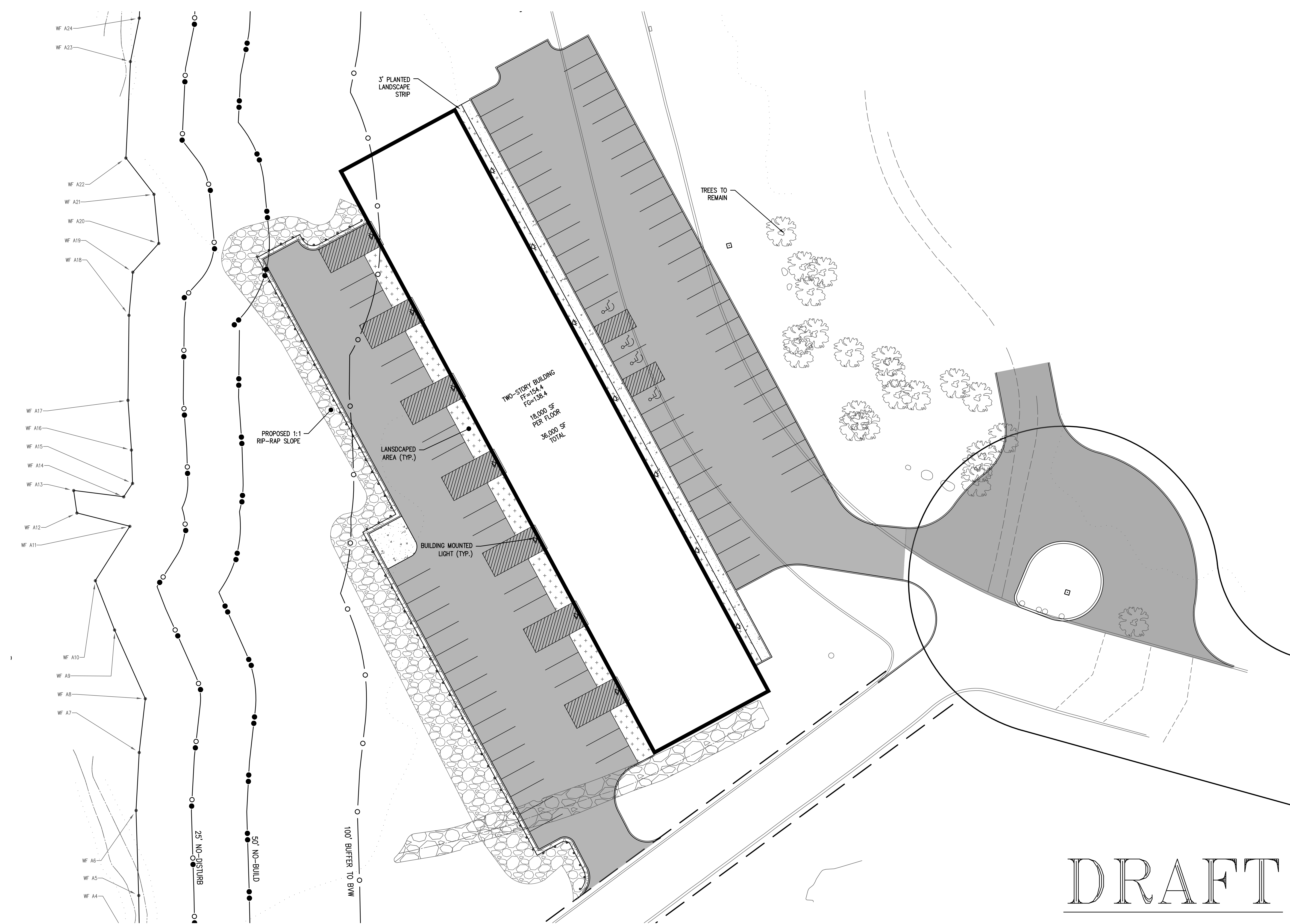
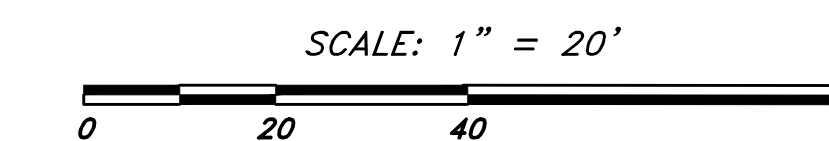
DWG: 26696psp-uppr.dwg

LAYOUT: LL

SHEET: 5 OF 6

PROJECT NO.: 26696

DRAFT



Copy of NOI and Authorization Email (To be added upon receipt)

SWPPP Amendment Log

| No. | Description of the Amendment | Date of Amendment | Amendment Prepared by [Name(s) and Title] |
|-----|------------------------------|-------------------|---|
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U.S. Fish and Wildlife Service – Natural Resources of Concern



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:
Project Code: 2023-0108703
Project Name: Forest Ridge Drive - Upper Lot

July 25, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2023-0108703

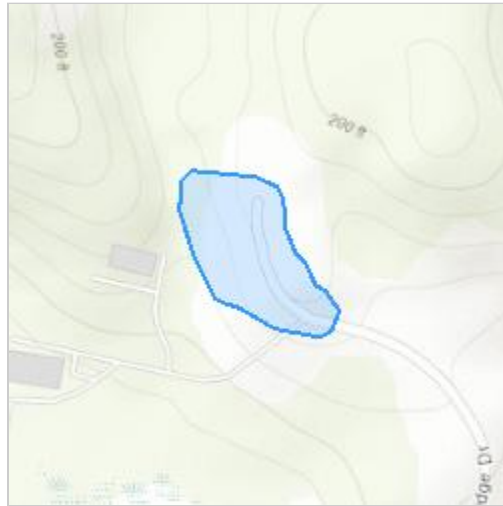
Project Name: Forest Ridge Drive - Upper Lot

Project Type: Mixed-Use Construction

Project Description: Shortening Roadway. Building a warehouse/industrial building

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.69886185,-70.91695943103956,14z>



Counties: Essex County, Massachusetts

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

| NAME | STATUS |
|--|------------|
| Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 | Endangered |

INSECTS

| NAME | STATUS |
|--|-----------|
| Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743 | Candidate |

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity

Name: James Polakiewicz

Address: 185 Centre Street

City: Danvers

State: MA

Zip: 01923

Email: jpolakiewicz@hancockassociates.com

Phone: 9787773050

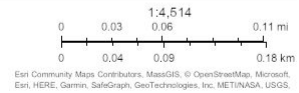


Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 2,300.91 acres

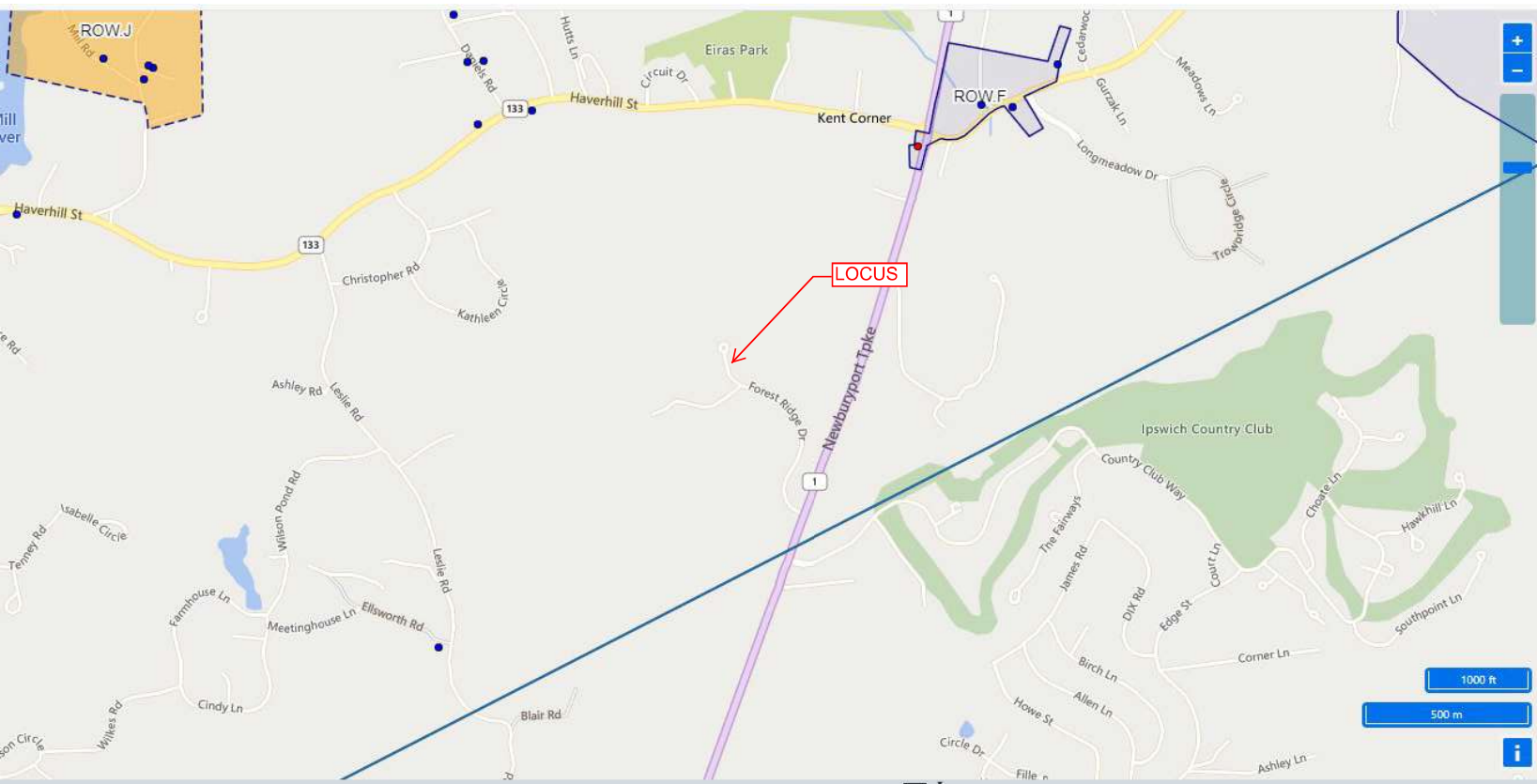
Jul 25 2023 13:39:35 Eastern Daylight Time



Summary

| Name | Count | Area(acres) | Length(mi) |
|-----------------------------|-------|-------------|------------|
| Atlantic Sturgeon | 0 | 0 | N/A |
| Shortnose Sturgeon | 0 | 0 | N/A |
| Atlantic Salmon | 0 | 0 | N/A |
| Sea Turtles | 0 | 0 | N/A |
| Atlantic Large Whales | 0 | 0 | N/A |
| In or Near Critical Habitat | 0 | 0 | N/A |

Massachusetts Historical Commission – MACRIS Report



Address Search Tools Layers

Base Layer

Bing Maps

Inventory Layers

- MHC Inventory Areas*
- MHC Inventory Points*
- MHC Update Status*

Overlay Layers

*Legend available

Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN
(sample form)

Project Number: _____

Project Title: _____

Operator(s): _____

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

Signature: _____

Title: _____

Date: _____

Grading and Stabilization Activities Log

| Date Grading Activity Initiated | Description of Grading Activity | Description of Stabilization Measure and Location | Date Grading Activity Ceased (Indicate Temporary or Permanent) | Date When Stabilization Measures Initiated |
|---------------------------------|---------------------------------|---|--|--|
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Training Log

Stormwater Pollution Prevention Training Log
Sample Form

Project Name: _____

Project Location: _____

Instructor's Name(s): _____

Instructor's Title(s): _____

Course Location: _____ Date: _____

Course Length (hours): _____

Stormwater Training Topic: *(check as appropriate)*

- Sediment and Erosion Controls
- Emergency Procedures
- Stabilization Controls
- Inspections/Corrective Actions
- Pollution Prevention Measures

Specific Training Objective: _____

Attendee Roster: *(attach additional pages as necessary)*

| No. | Name of Attendee | Company |
|-----|------------------|---------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

Delegation of Authority

Delegation of Authority
Sample Form

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit, at the _____ construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

_____ (name of person or position)
_____ (company)
_____ (address)
_____ (city, state, zip)
_____ (phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Appendix I of EPA's Construction General Permit (CGP), and that the designee above meets the definition of a "duly authorized representative" as set forth in Appendix I.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____

Company: _____

Title: _____

Signature: _____

Date: _____