

LOCUS PLAN

N/F COMMONWEALTH OF MASS GEORGETOWN/ROWLEY STATE FOREST

BEARING REFERENCE TO 1956 LENEXA COUNTY LAYOUT

GENERAL NOTES:

PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN TAKEN FROM "SITE PLAN - ABZ SELF STORAGE ON HAVERHILL STREET IN ROWLEY, MASSACHUSETTS" DATED AUGUST 26, 1998, REVISED THROUGH JANUARY 12, 1999, (6 sheets) PREPARED BY APPLE ASSOCIATES, INC. AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.

TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN TAKEN FROM "SITE PLAN - ABZ SELF STORAGE ON HAVERHILL STREET IN ROWLEY, MASSACHUSETTS" DATED AUGUST 26, 1998, REVISED THROUGH JANUARY 12, 1999, (6 sheets) PREPARED BY APPLE ASSOCIATES, INC. AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.

WETLAND RESOURCE AREAS DEPICTED ON THIS PLAN TAKEN FROM "SITE PLAN - ABZ SELF STORAGE ON HAVERHILL STREET IN ROWLEY, MASSACHUSETTS" DATED AUGUST 26, 1998, REVISED THROUGH JANUARY 12, 1999, (6 sheets) PREPARED BY APPLE ASSOCIATES, INC. AND WERE NOT DELINEATED BY HAYES ENGINEERING, INC. THE LOCATIONS OF RESOURCE AREAS SHOWN HEREON ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.

VERTICAL DATUM IS UNKNOWN AND SHOULD BE CONSIDERED ASSUMED. DATUM REPRODUCED FROM "SITE PLAN - ABZ SELF STORAGE ON HAVERHILL STREET IN ROWLEY, MASSACHUSETTS" DATED AUGUST 26, 1998, REVISED THROUGH JANUARY 12, 1999, (6 sheets) PREPARED BY APPLE ASSOCIATES, INC.

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE A or V AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25009C C0254F, EFFECTIVE JULY 3, 2012.

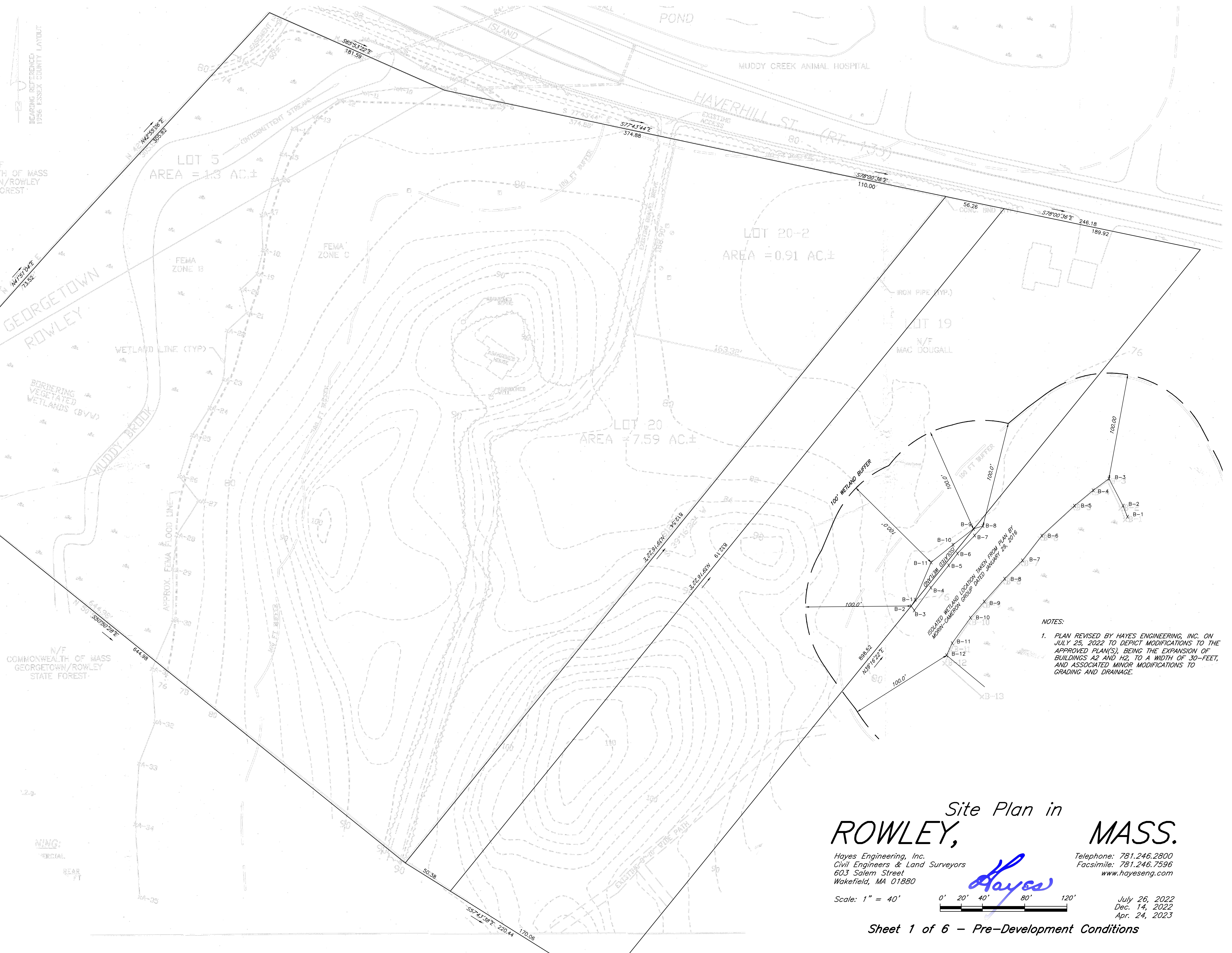
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION

CONTRACTOR SHALL INSTALL SILT-SACK INLET PROTECTIONS IN ALL CATCH BASIN INLETS WITHIN 200- FEET OF THE PROPOSED WORK.

THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.



NOTES:
1. PLAN REVISED BY HAYES ENGINEERING, INC. ON JULY 25, 2022 TO DEPICT MODIFICATIONS TO THE APPROVED PLAN(S), BEING THE EXPANSION OF BUILDINGS A2 AND H2 TO A WIDTH OF 30- FEET, AND ASSOCIATED MINOR MODIFICATIONS TO GRADING AND DRAINAGE.

Site Plan in ROWLEY, MASS.

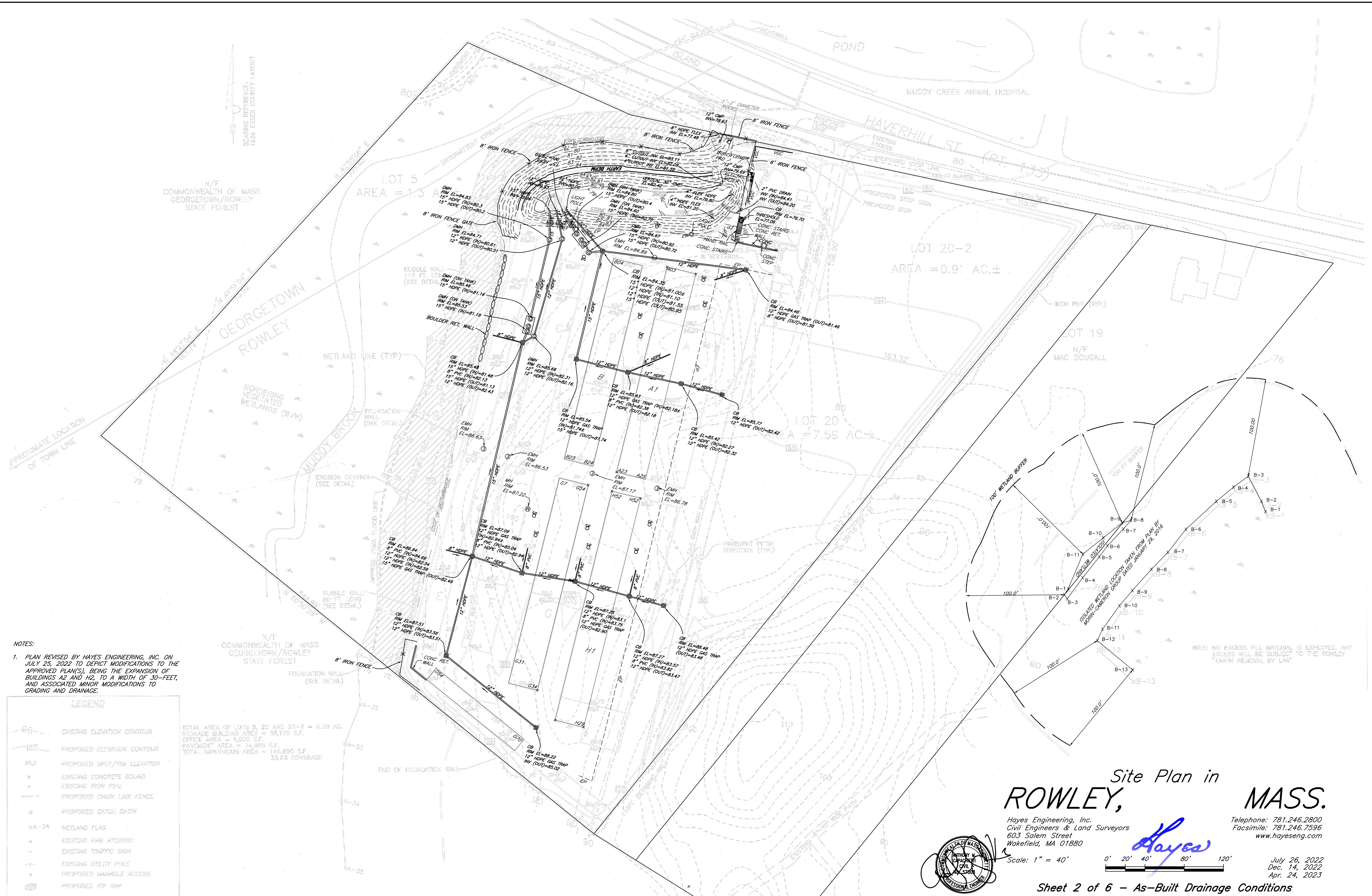
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'



July 26, 2022
Dec. 14, 2022
Apr. 24, 2023



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LEGEND

	EXISTING ELEVATION CONTOUR
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT/RIM ELEVATION
	EXISTING CONCRETE BOUND
	EXISTING IRON PIPE
	PROPOSED CHAIN LINK FENCE
	PROPOSED CATCH BASIN
	WETLAND FLAG
	EXISTING FIRE HYDRANT
	EXISTING TRAFFIC SIGN
	EXISTING UTILITY POLE
	PROPOSED MANHOLE ACCESS
	PROPOSED RIP RAP

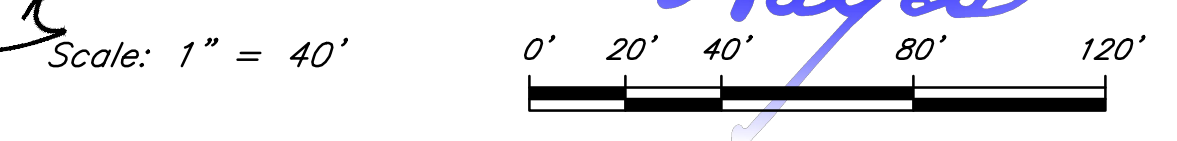
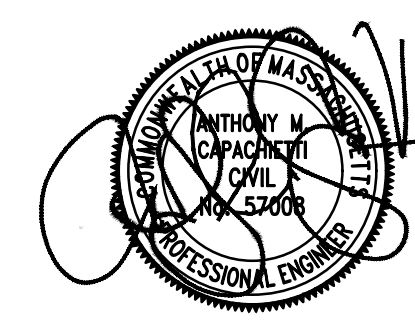
TOTAL AREA OF LOTS 5, 20 AND 20-2 = 9.80 AC.
 STORAGE BUILDING AREA = 58,175 S.F.
 OFFICE AREA = 1,900 S.F.
 PAVEMENT AREA = 74,880 S.F.
 TOTAL IMPERVIOUS AREA = 144,955 S.F.
 33.8% COVERAGE

NOTE: NO EXCESS FILL MATERIAL IS EXPECTED, ANY EXCESS WILL BE SUBJECT TO THE ROWLEY "EARTH REMOVAL BY LAW"

Site Plan in
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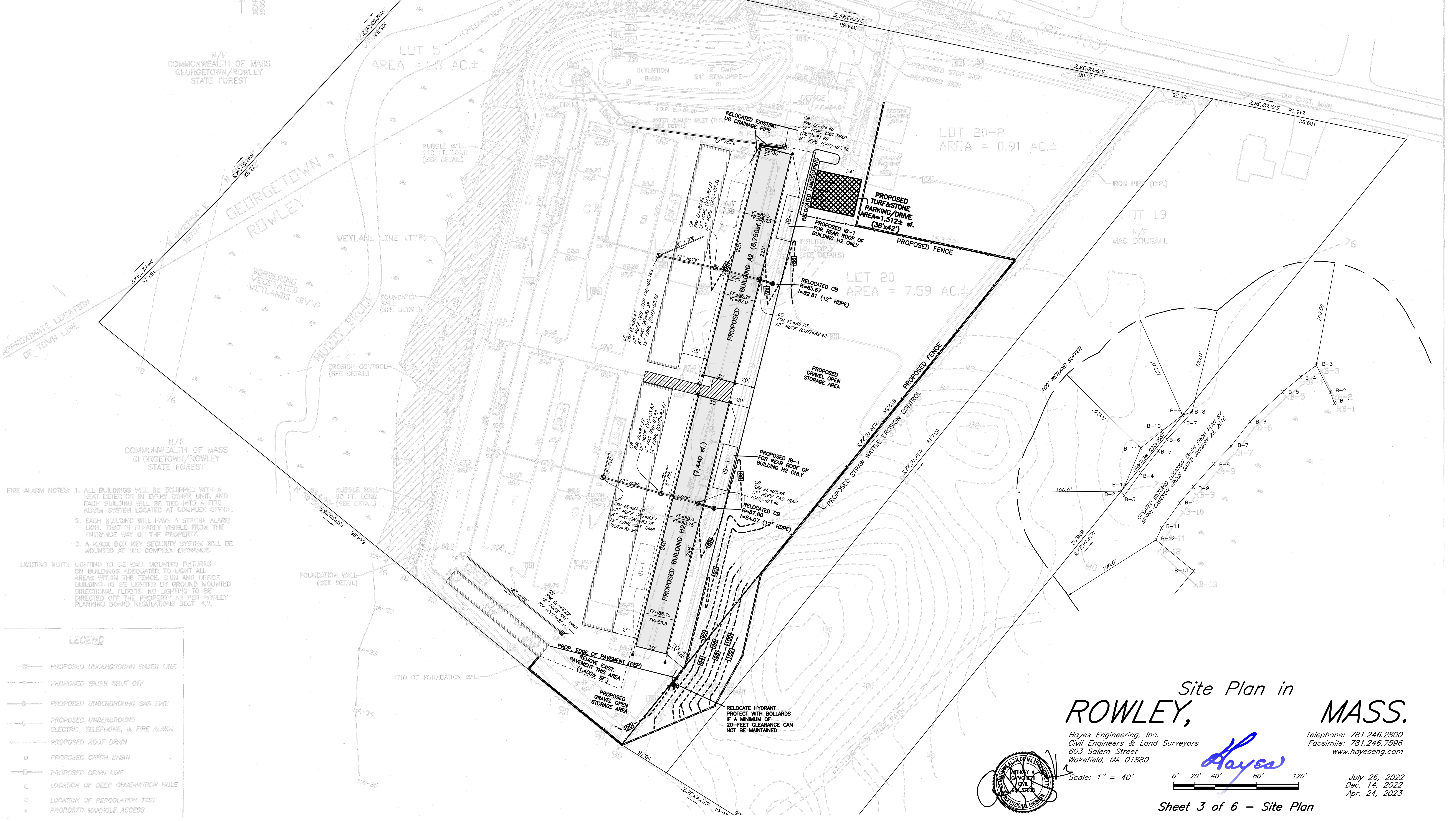
IMPERVIOUS AREA CALCULATIONS:

APPROVED PERMIT:

TOTAL IMPERVIOUS = 145,400 sf.
 ROOF = 75,425 sf.
 PAVEMENT = 69,975 sf.

MODIFIED SITE PLAN:

TOTAL IMPERVIOUS = 145,365 sf.
 ROOF = 63,965 sf.
 PAVEMENT = 81,400 sf.

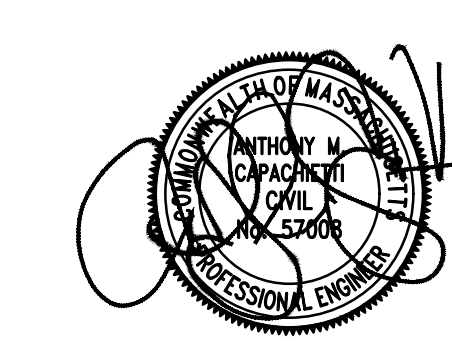


- FIRE ALARM NOTES:**
1. ALL BUILDINGS WILL BE EQUIPPED WITH A HEAT DETECTOR IN EVERY OTHER UNIT, AND EACH BUILDING WILL BE TIED INTO A FIRE ALARM SYSTEM LOCATED AT COMPLEX OFFICE.
 2. EACH BUILDING WILL HAVE A STROBE ALARM LIGHT THAT IS CLEARLY VISIBLE FROM THE ENTRANCE WAY OF THE PROPERTY.
 3. A KNOX BOX KEY SECURITY SYSTEM WILL BE MOUNTED AT THE COMPLEX ENTRANCE.
- LIGHTING NOTE:** LIGHTING TO BE WALL MOUNTED FIXTURES ON BUILDINGS ADEQUATE TO LIGHT ALL AREAS WITHIN THE FENCE, SIGN AND OFFICE BUILDING TO BE LIGHTED BY GROUND MOUNTED DIRECTIONAL FLOODS. NO LIGHTING TO BE DIRECTED OFF THE PROPERTY AS PER ROWLEY PLANNING BOARD REGULATIONS SECT. 4.2.

LEGEND

- PROPOSED UNDERGROUND WATER LINE
- PROPOSED WATER SHUT OFF
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, & FIRE ALARM
- PROPOSED ROOF DRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAIN LINE
- LOCATION OF DEEP OBSERVATION HOLE
- LOCATION OF PERCOLATION TEST
- PROPOSED MANHOLE ACCESS

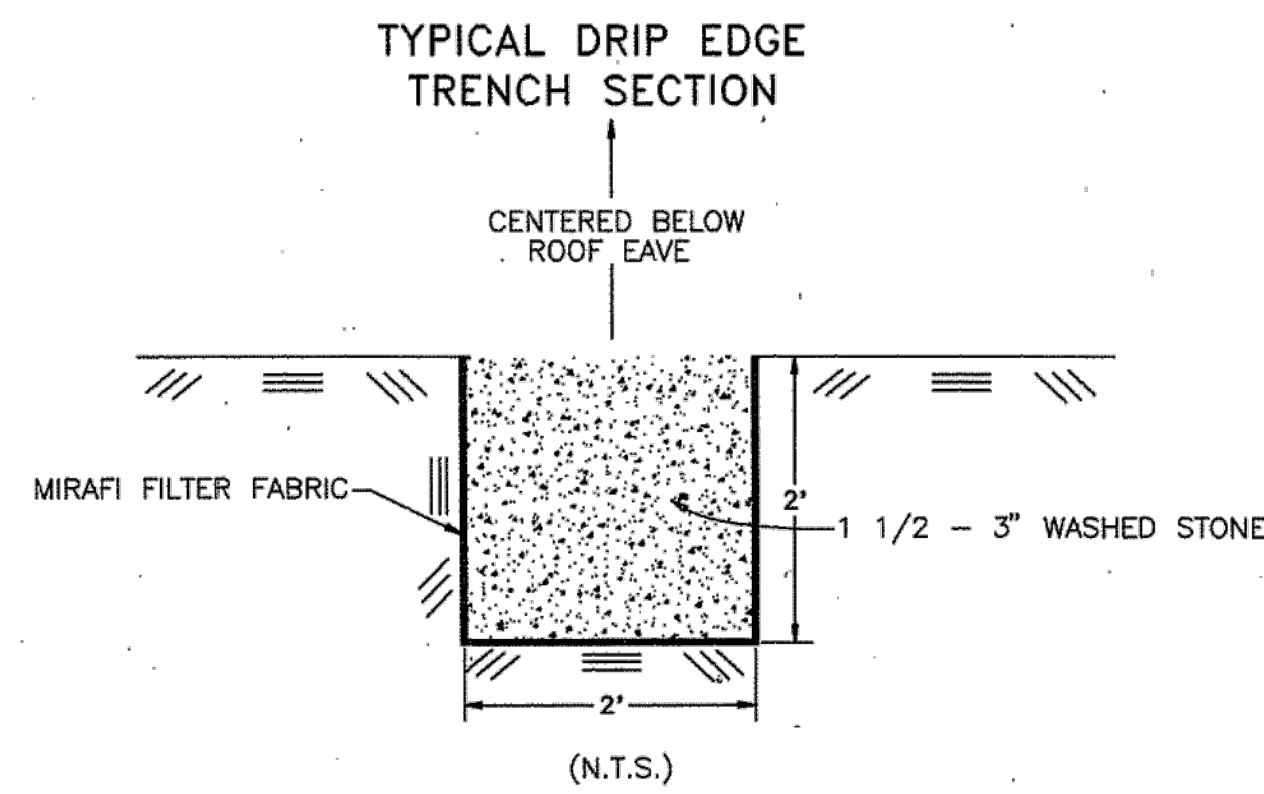
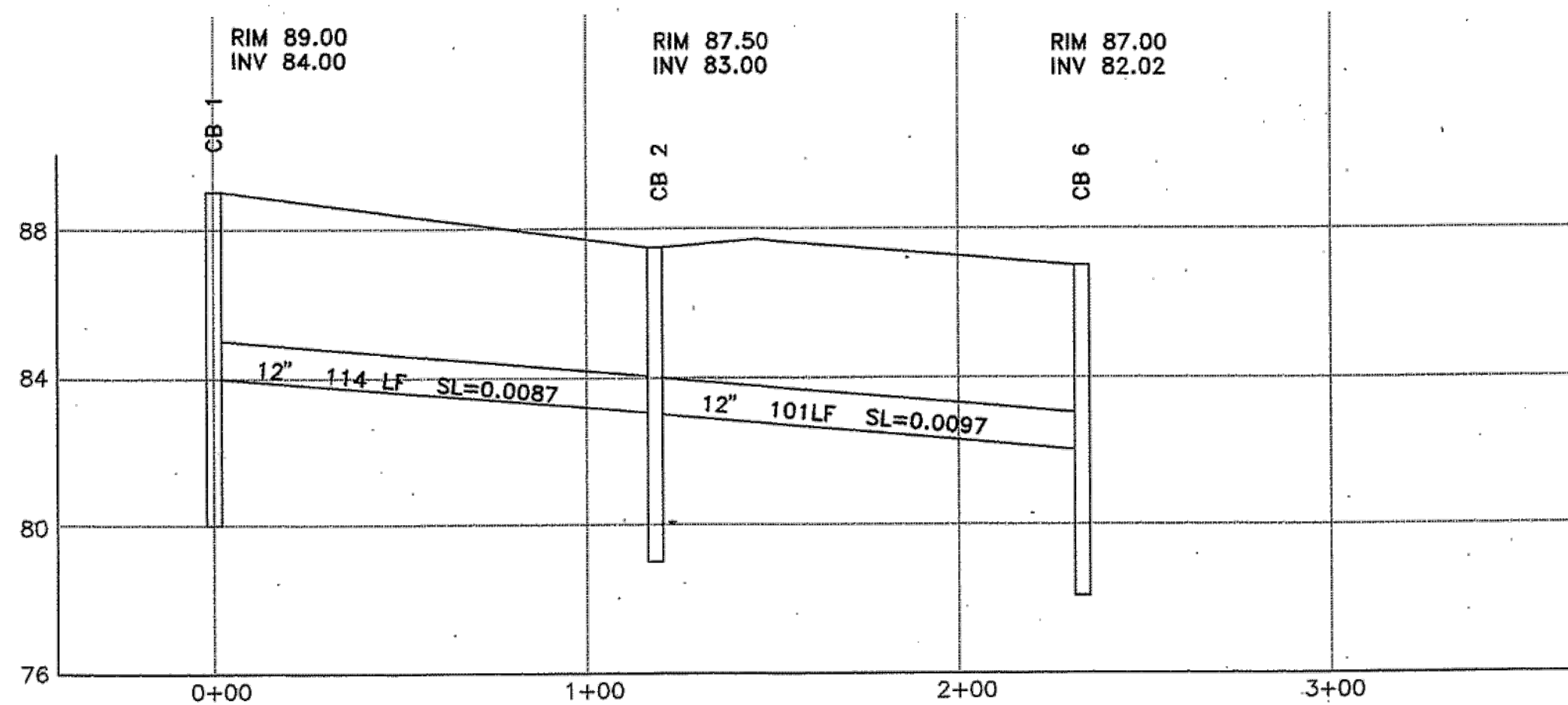
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Scale: 1" = 40'
 0' 20' 40' 80' 120'

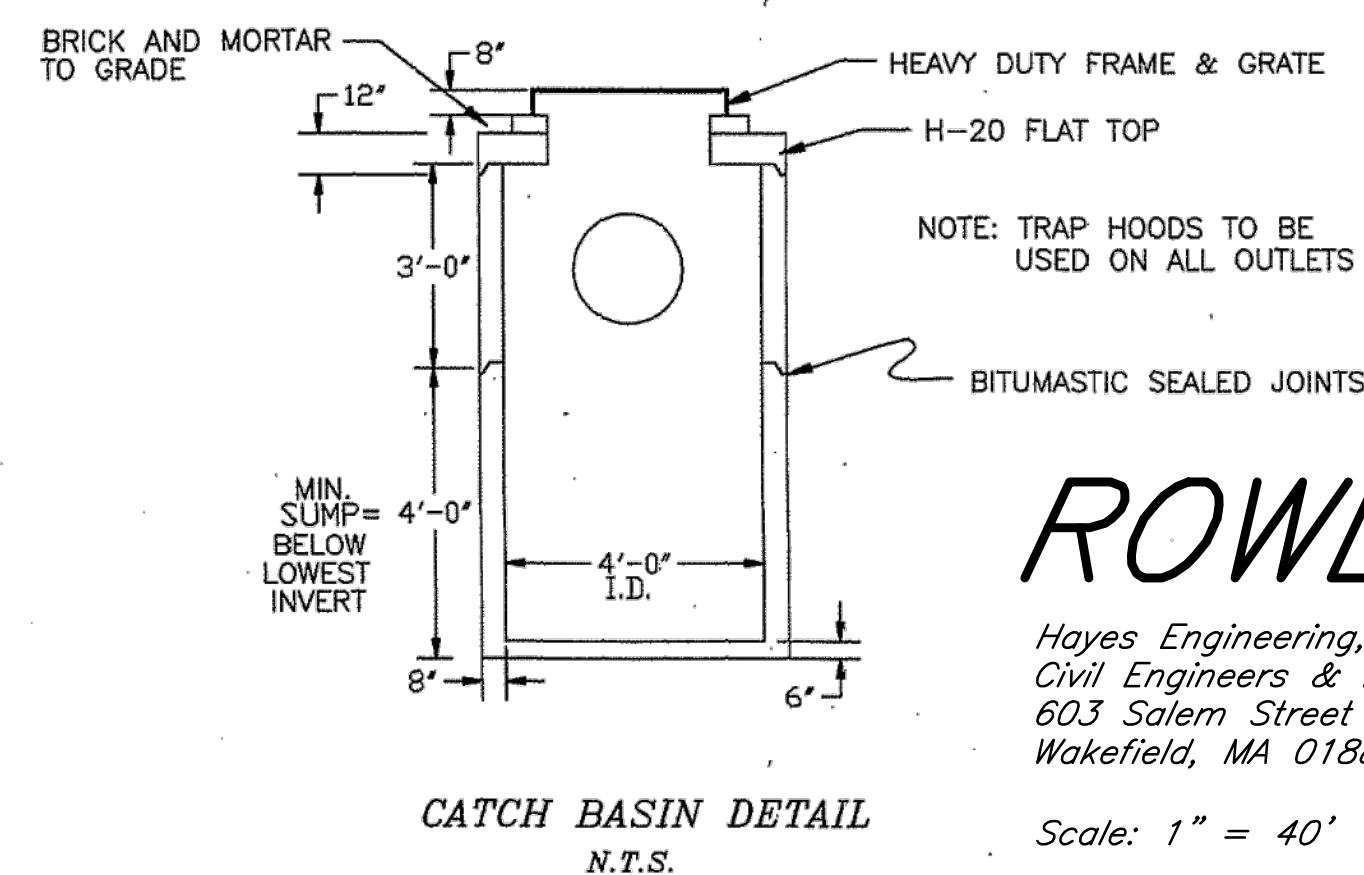
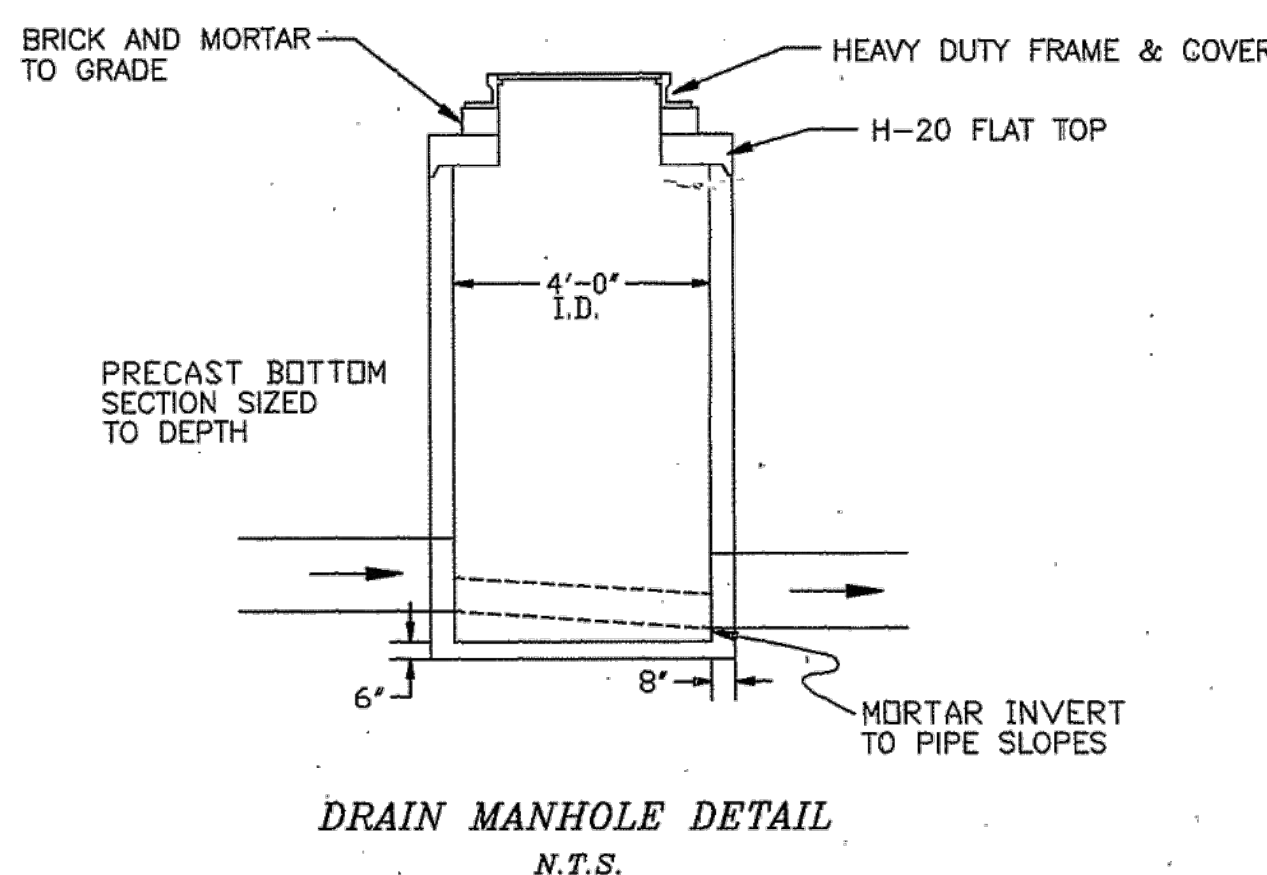
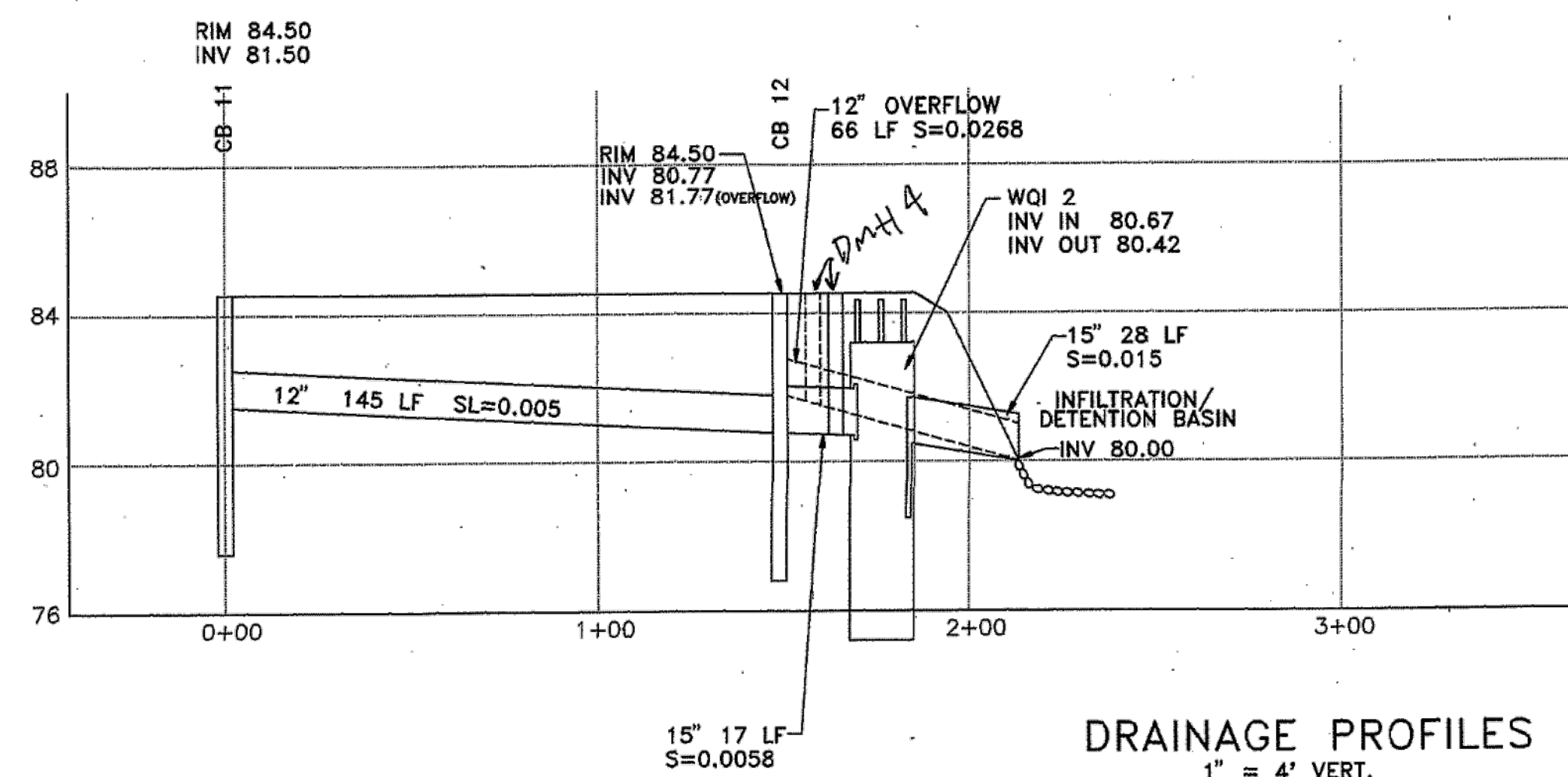
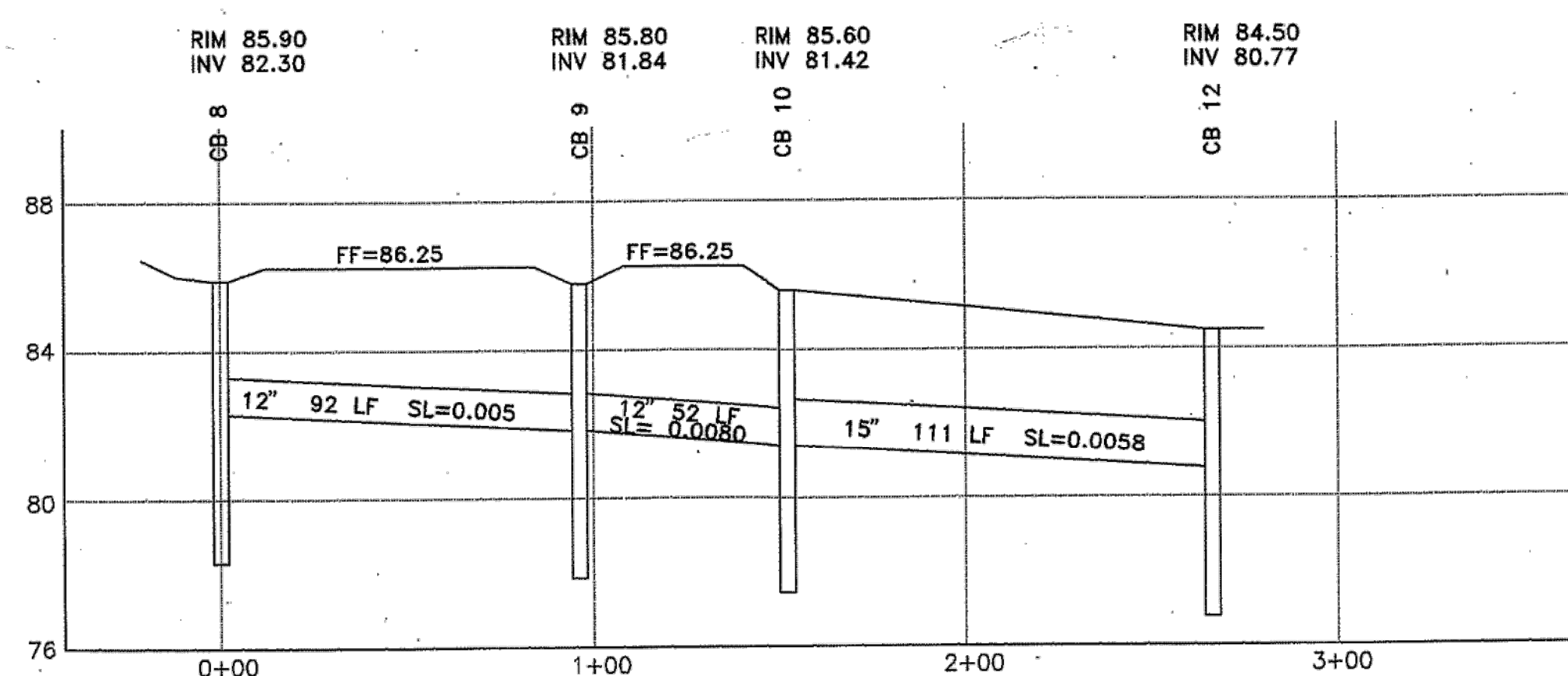
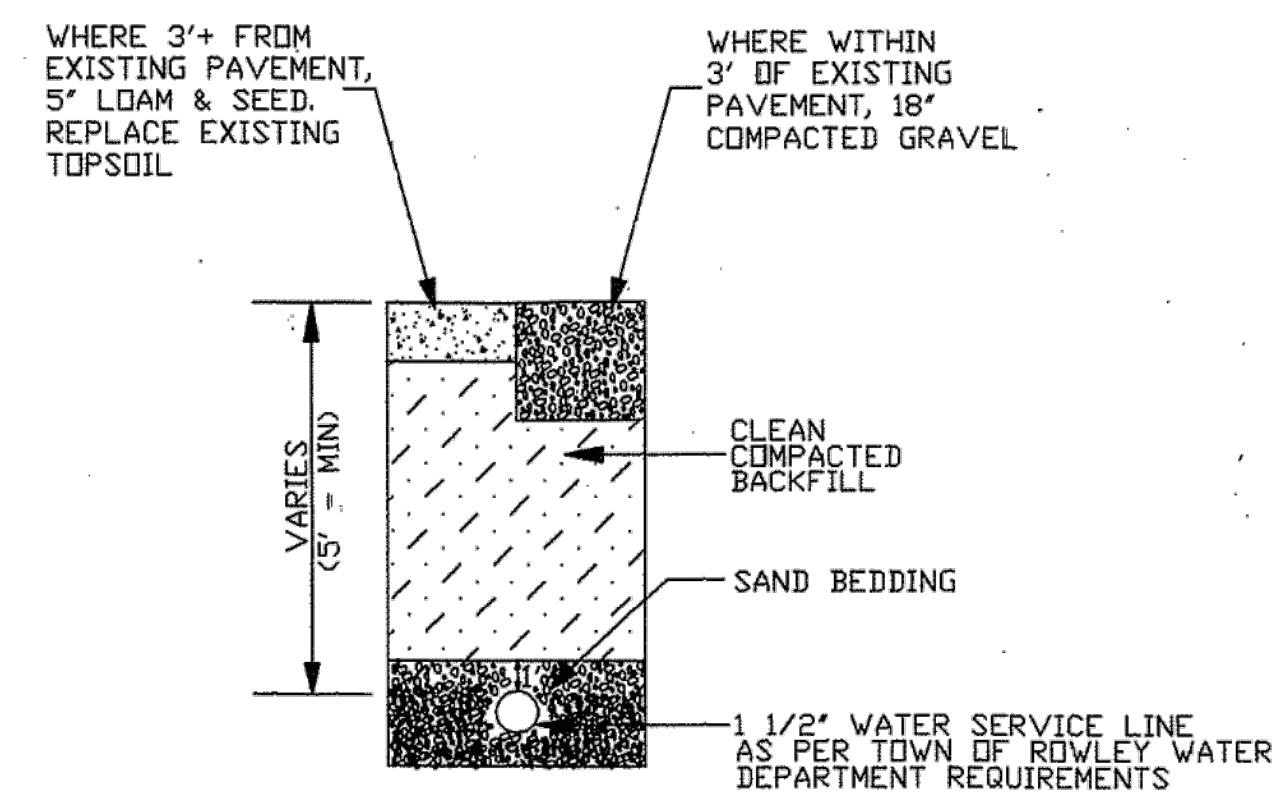
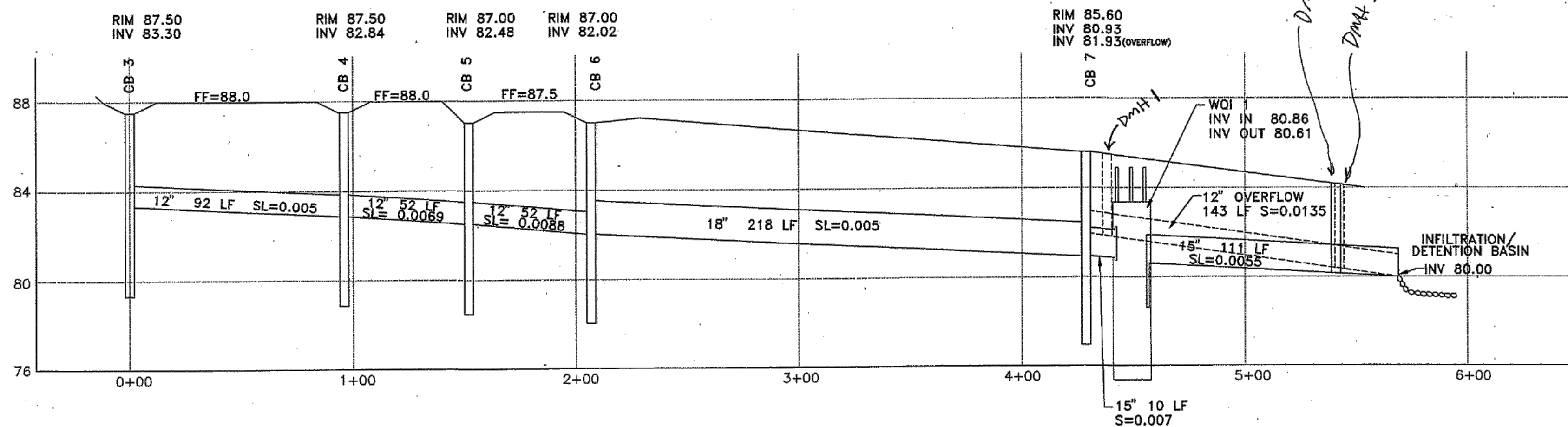
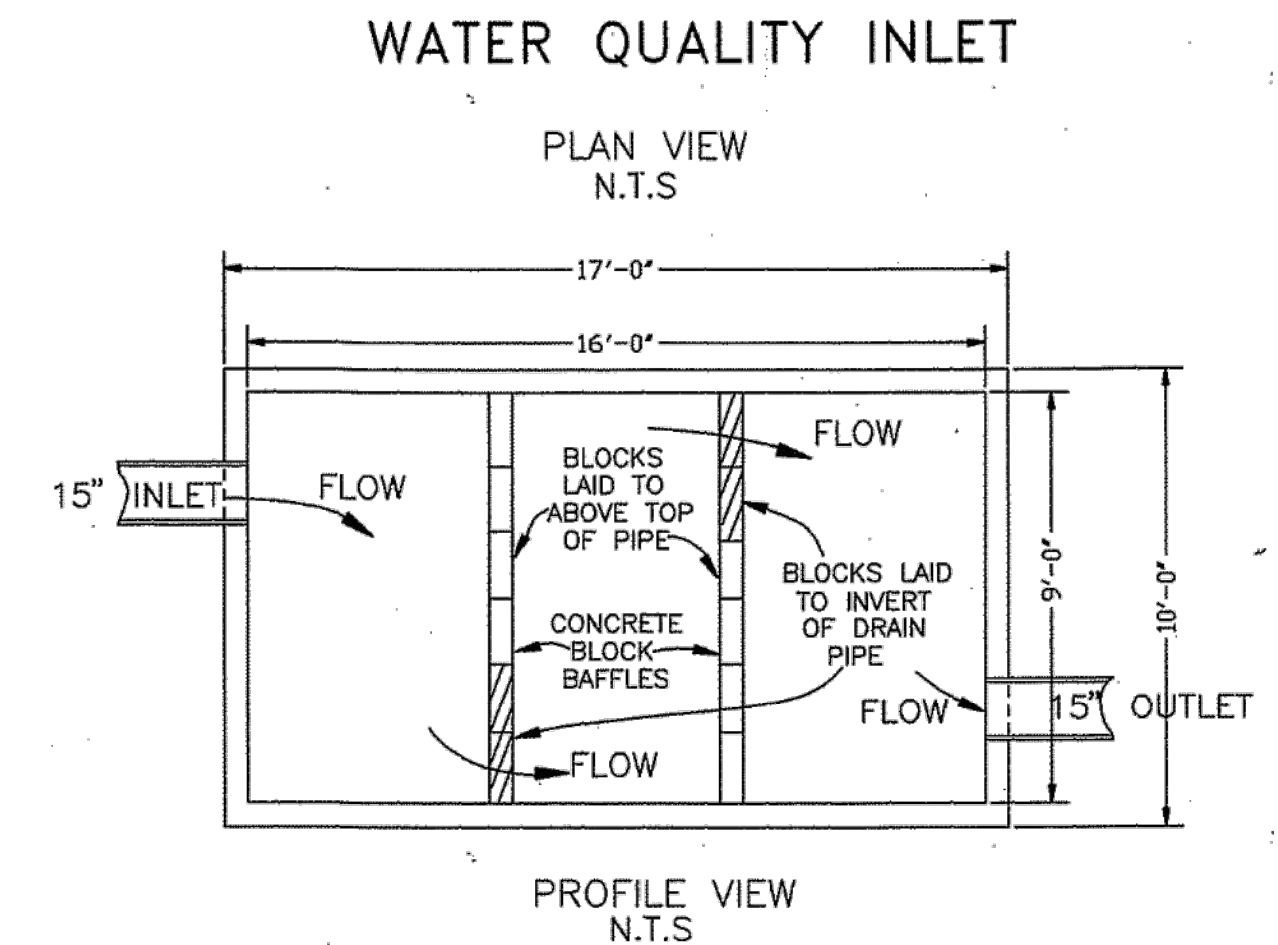
Sheet 3 of 6 - Site Plan

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1. ALL PIPES TO BE SCH 40 PVC OR "HIO SURELOK" HDPE OR EQUAL
 2. DETENTION BASIN STAND PIPE TO BE CORRUGATED METAL

	INLET	OUTLET
WQI 1	80.86	80.61
WQI 2	80.67	80.42



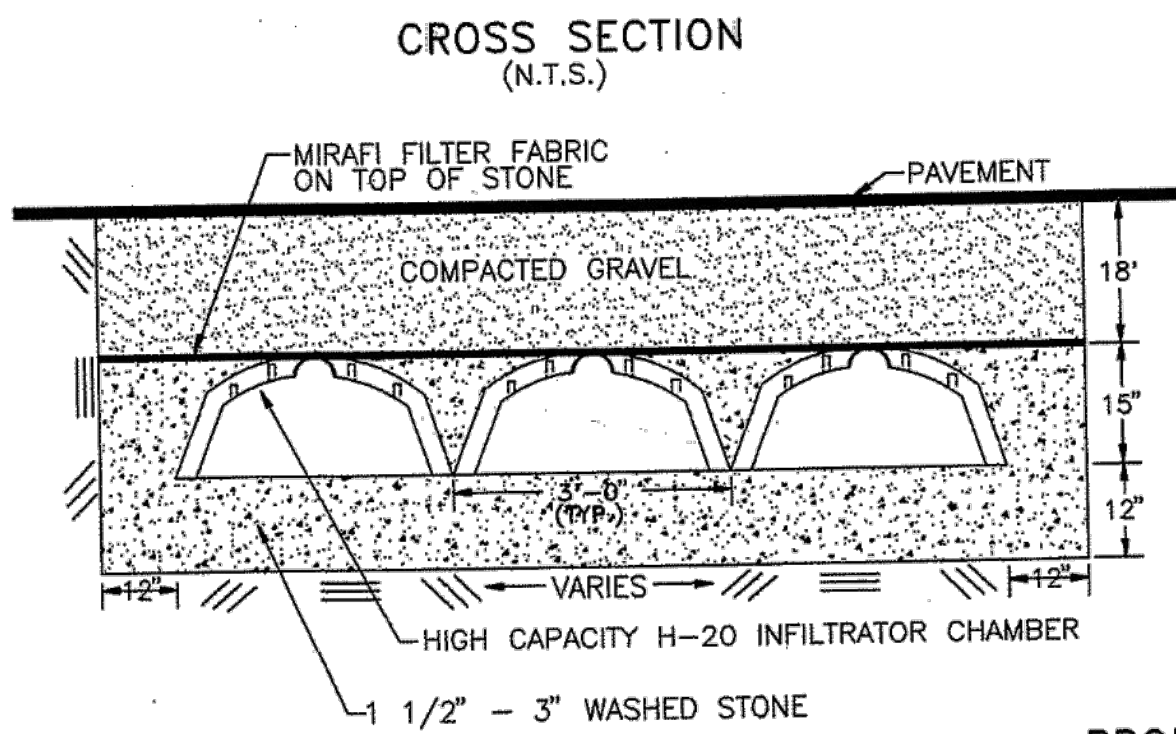
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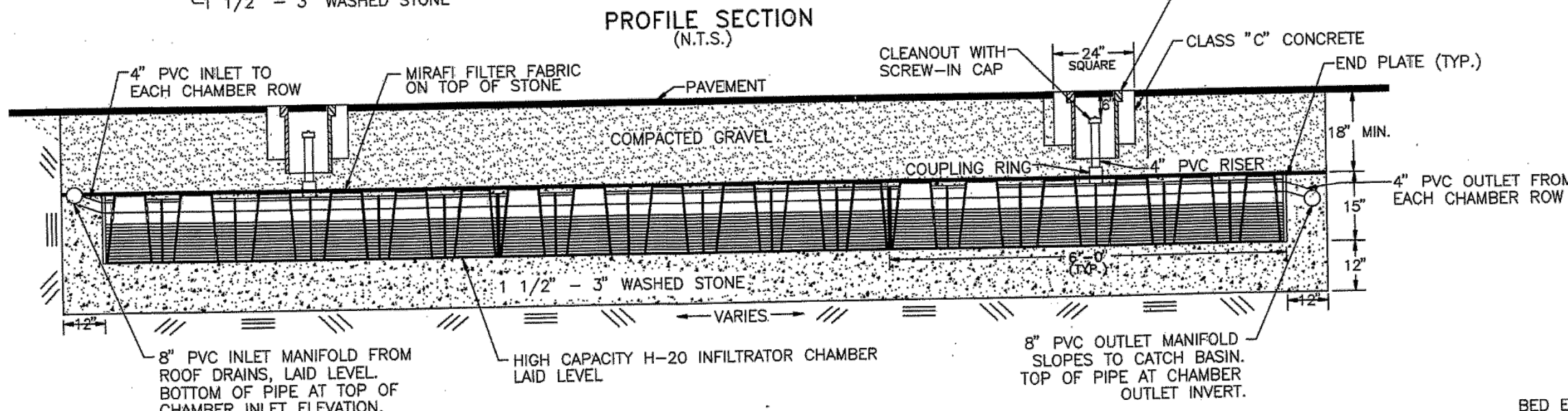


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INFILTRATION BED DETAIL



	# OF CHAMBERS	CHAMBER VOLUME	BED AREA	BED VOLUME	INFILTRATION SURFACE AREA
IC-1	28	411 CF.	616 SF.	801 CF.	877 SF.
IC-2	12	176 CF.	286 SF.	392 CF.	452 SF.
IC-3	8	118 CF.	208 SF.	258 CF.	361 SF.

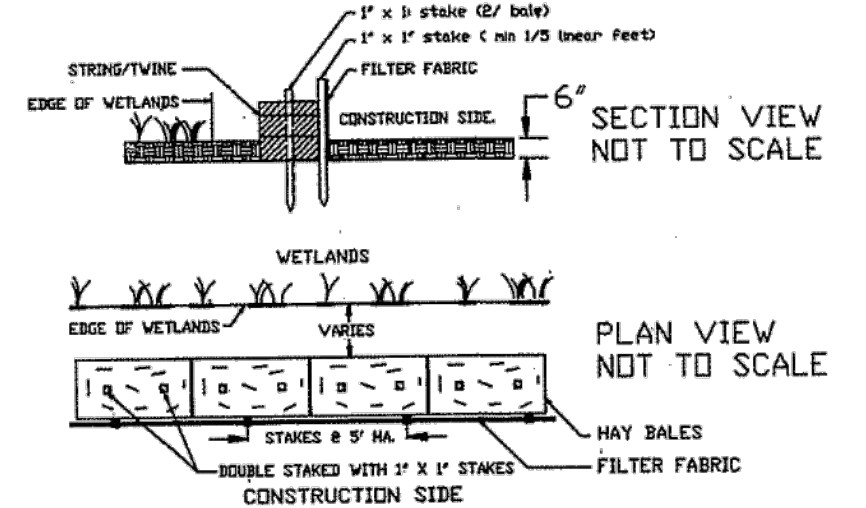


NOTE: USE 12" PVC INLET AND OUTLET MANIFOLDS AND DELIVERY PIPING ON BUILDINGS A AND H ROOF DRAIN SYSTEMS.

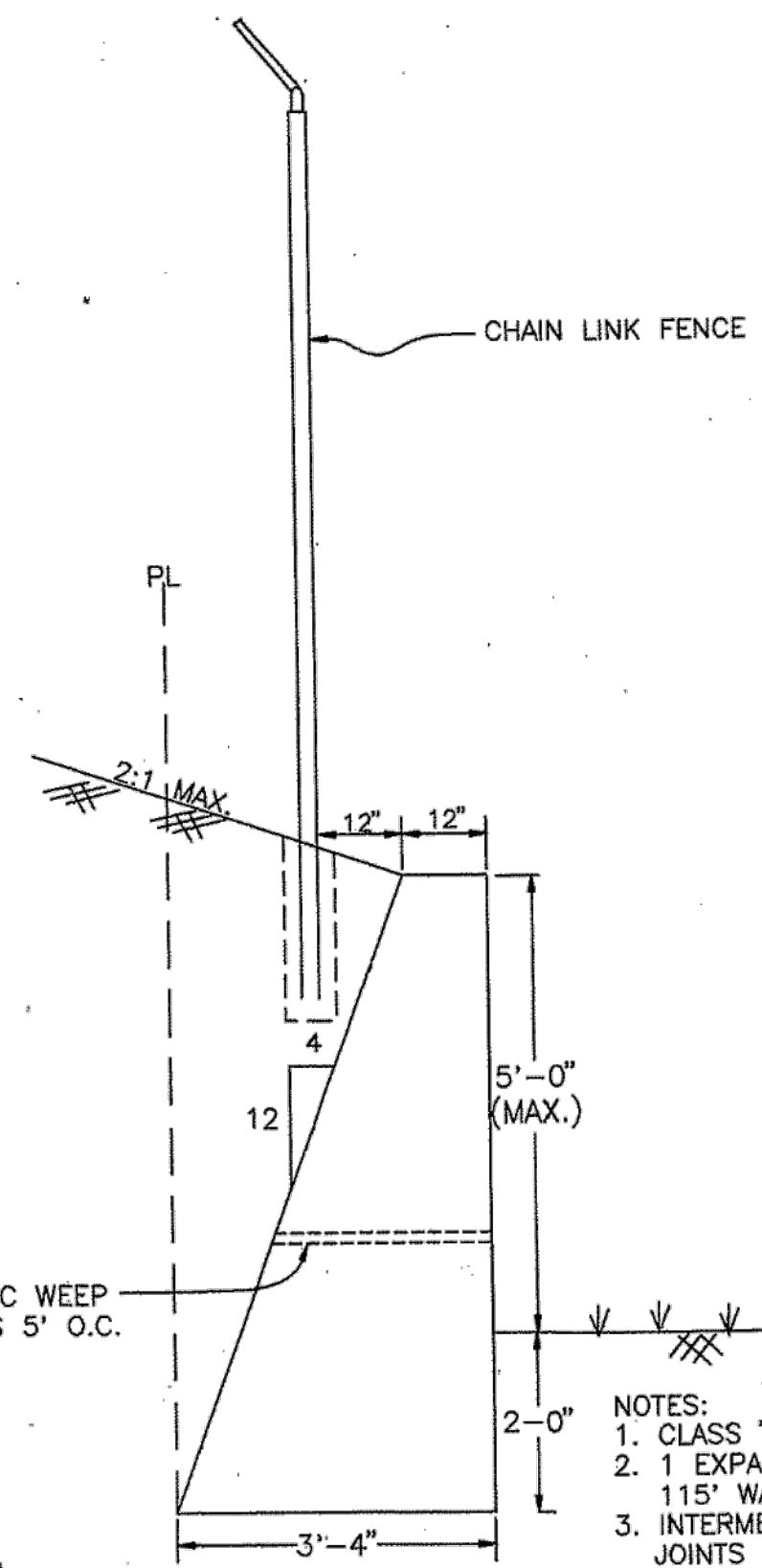
BED ELEVATION TABLE

BUILDING	INLET & OUTLET INVS.	CHAMBER BOTTOM
A	83.0	82.0
B	83.0	82.0
C	82.6	81.6
D	82.7	81.7
E	84.6	83.6
F	84.6	83.6
G	84.9	83.9
H	84.9	83.9
I	85.8	84.8

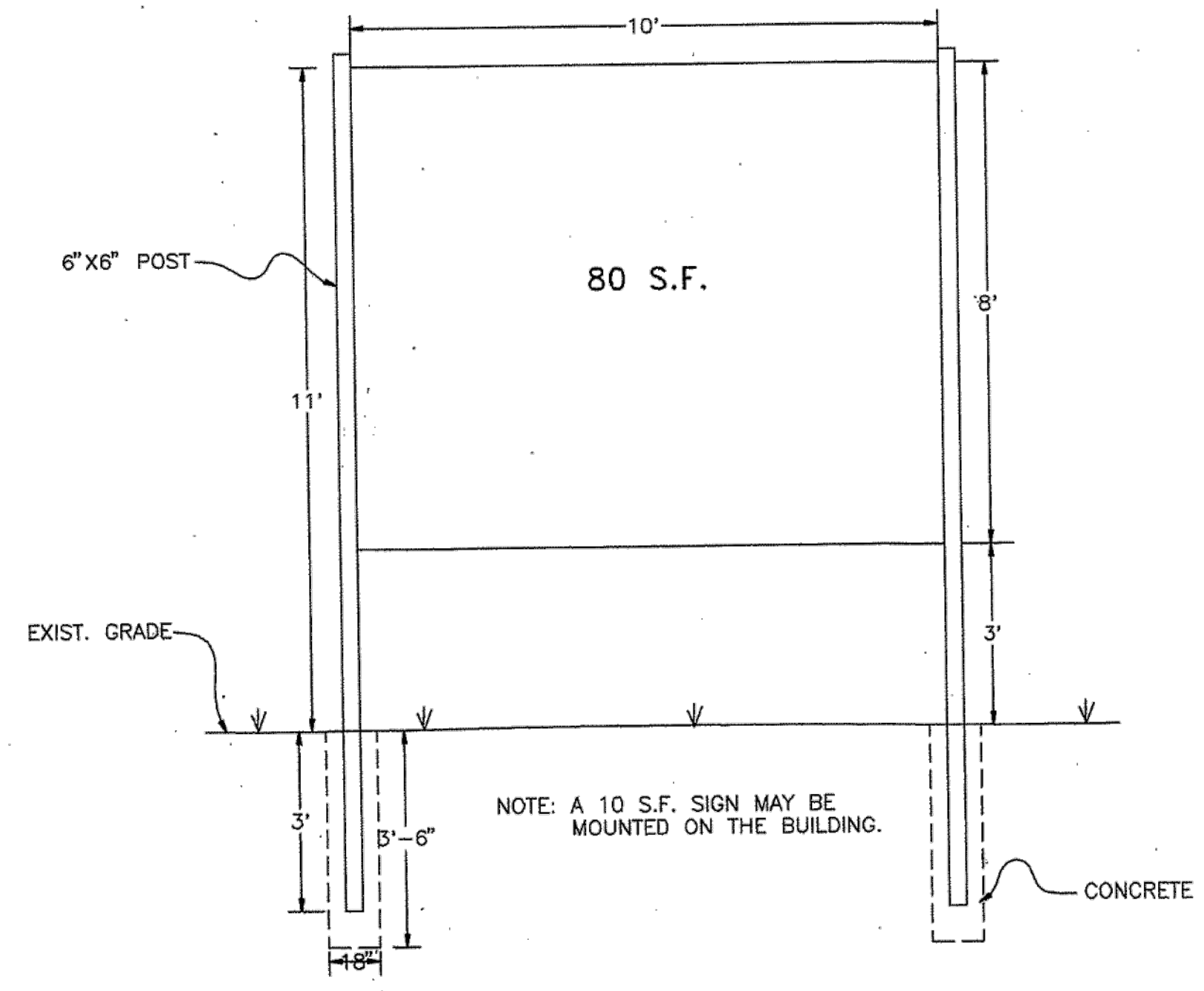
EROSION CONTROL DETAILS



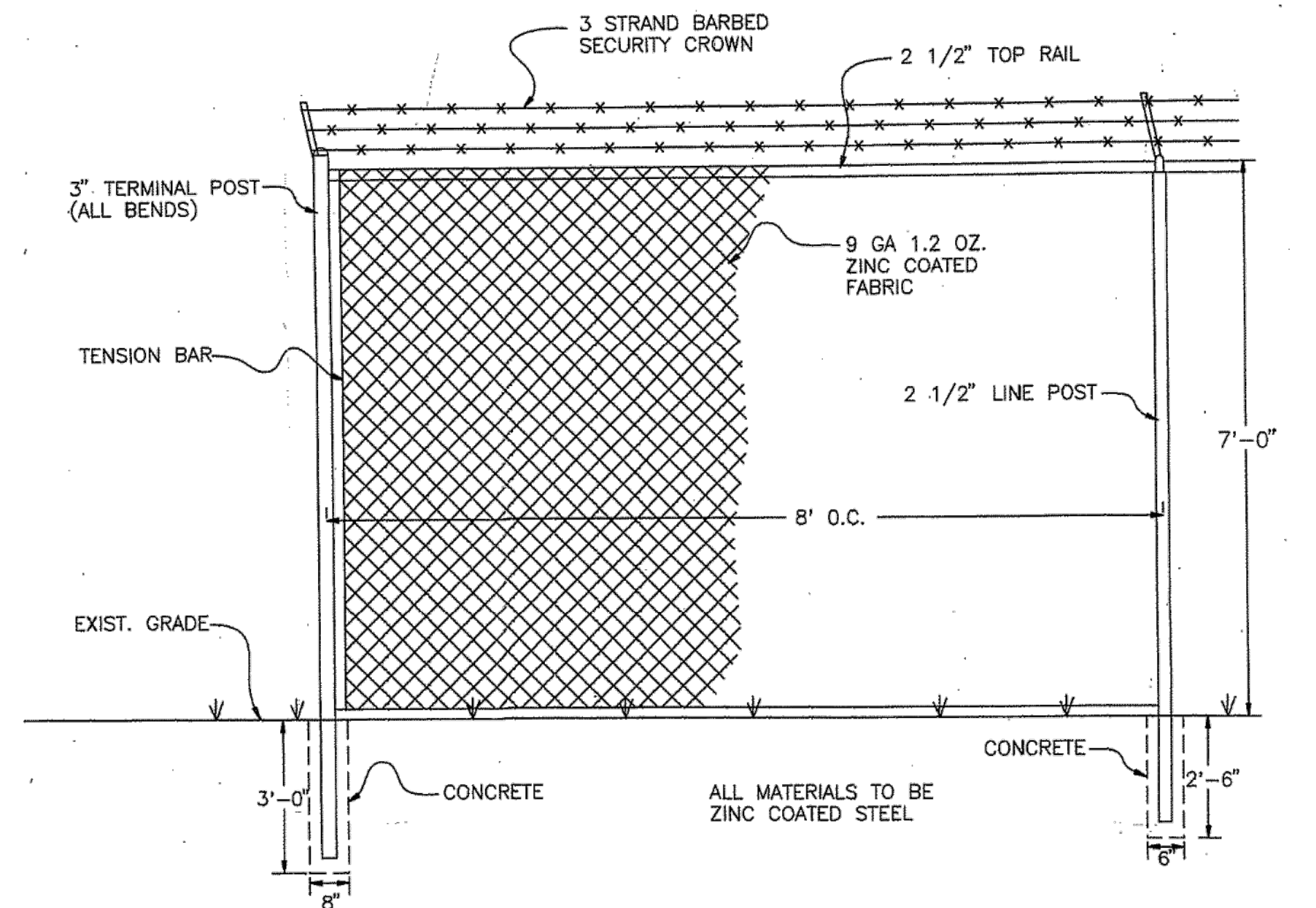
LOW RETAINING WALL DETAIL (N.T.S.)



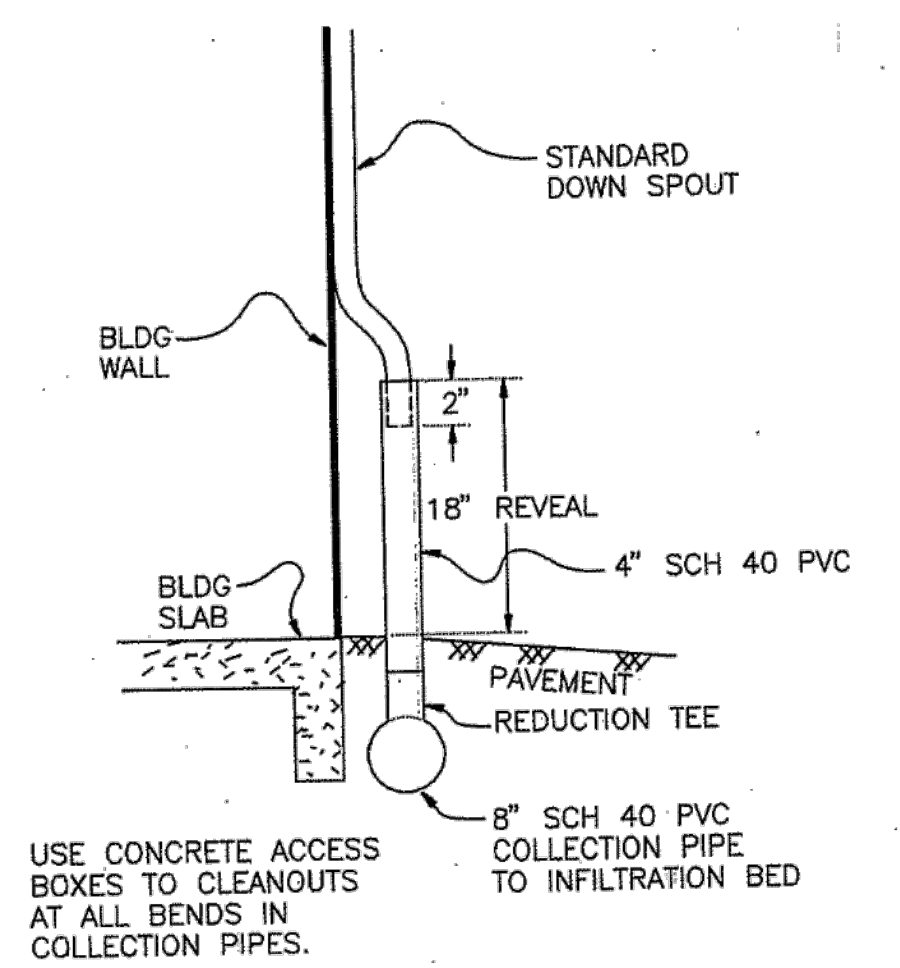
SIGN DETAIL (N.T.S.)



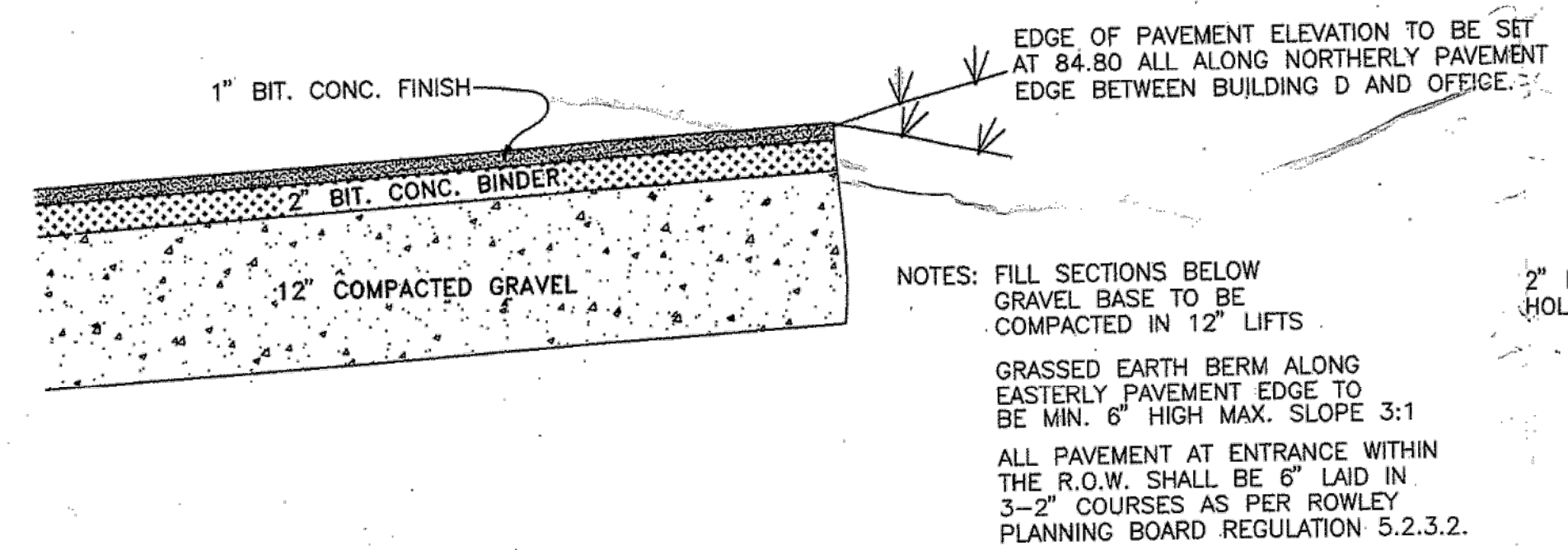
CHAIN LINK FENCE DETAIL (N.T.S.)



ROOF DRAIN DETAIL (N.T.S.)

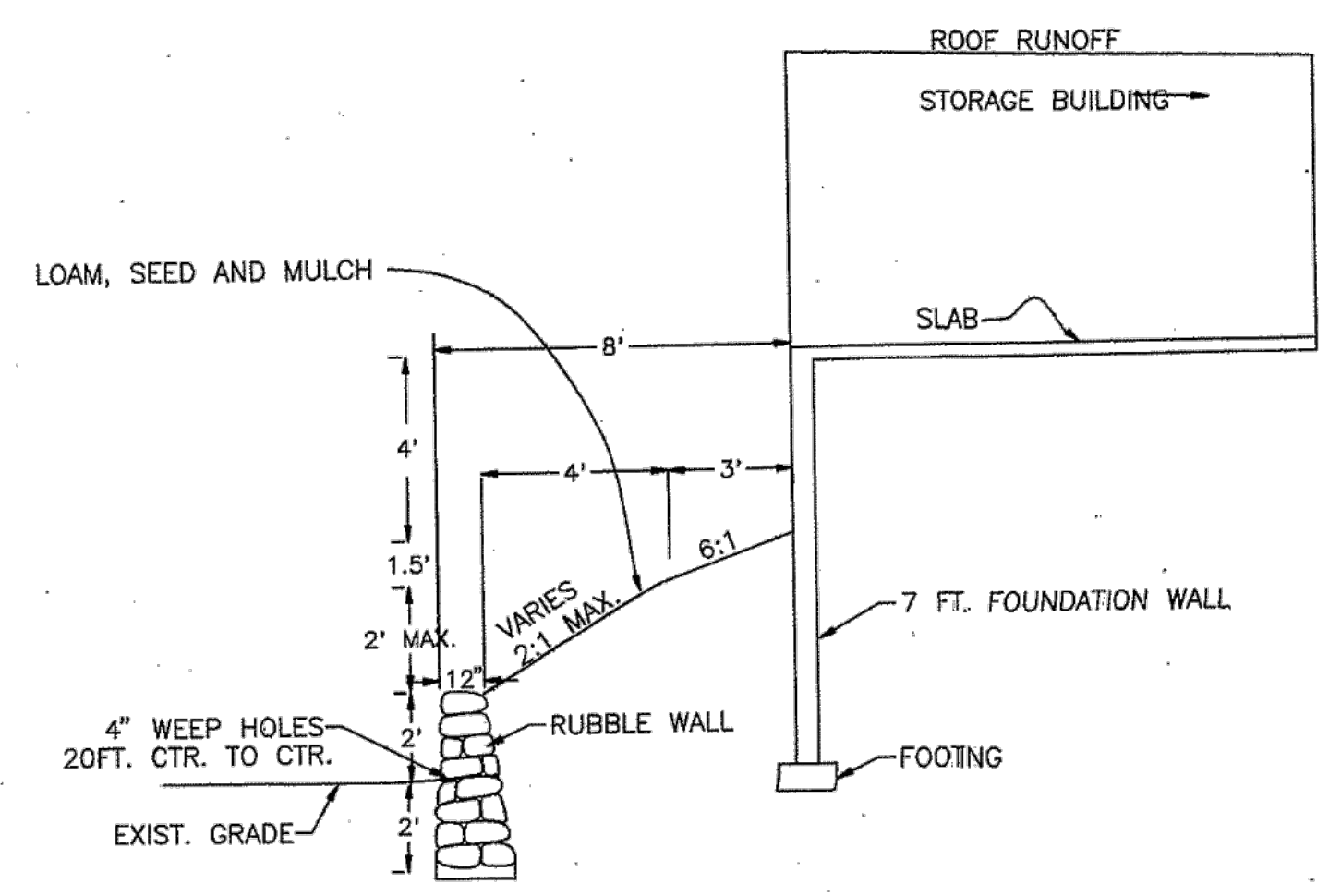


PAVEMENT DETAIL (N.T.S.)

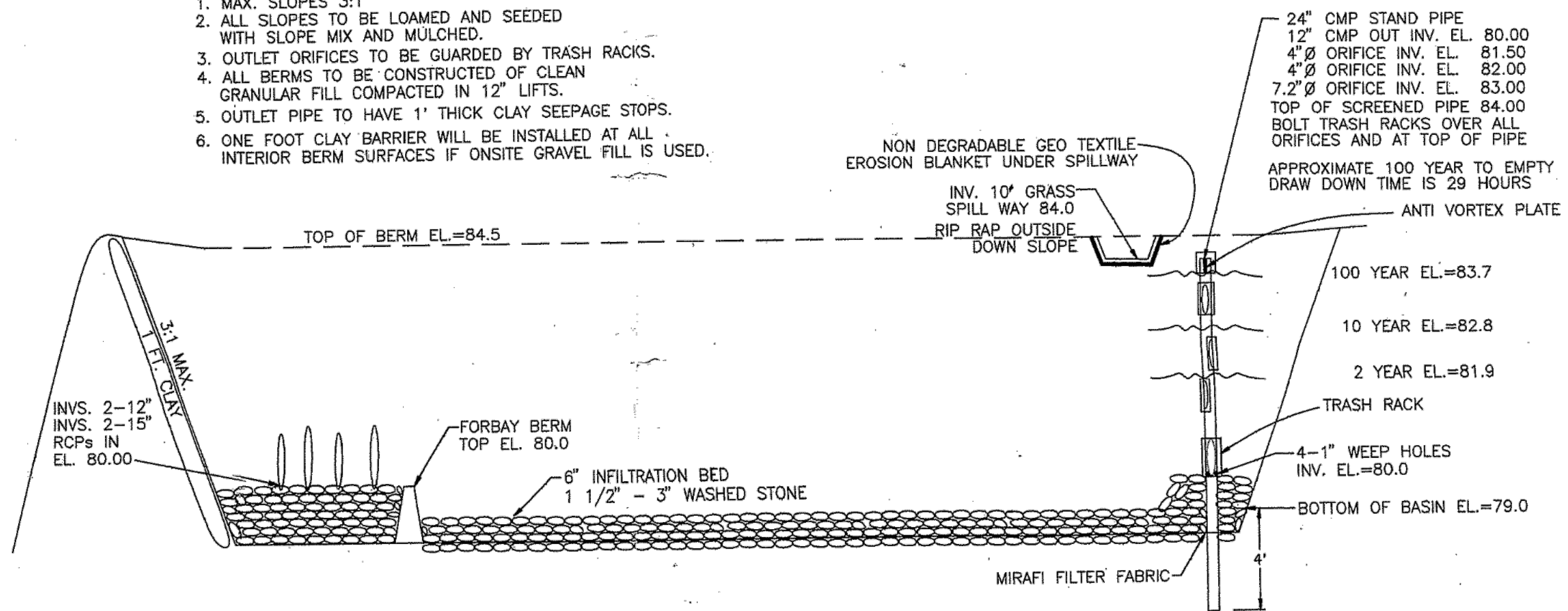


NOTES: FILL SECTIONS BELOW GRAVEL BASE TO BE COMPACTED IN 12" LIFTS. GRASSED EARTH BERM ALONG EASTERLY PAVEMENT EDGE TO BE MIN. 6" HIGH MAX. SLOPE 3:1. ALL PAVEMENT AT ENTRANCE WITHIN THE R.O.W. SHALL BE 6" LAID IN 3-2" COURSES AS PER ROWLEY PLANNING BOARD REGULATION 5.2.3.2.

RUBBLE WALL AND FOUNDATION DETAIL (N.T.S.)



DETENTION BASIN PROFILE (N.T.S.)



NOTES: 1. MAX. SLOPES 3:1. 2. ALL SLOPES TO BE LOAMED AND SEEDED WITH SLOPE MIX AND MULCHED. 3. OUTLET ORIFICES TO BE GUARDED BY TRASH RACKS. 4. ALL BERMS TO BE CONSTRUCTED OF CLEAN GRANULAR FILL COMPACTED IN 12" LIFTS. 5. OUTLET PIPE TO HAVE 1" THICK CLAY SEEPAGE STOPS. 6. ONE FOOT CLAY BARRIER WILL BE INSTALLED AT ALL INTERIOR BERM SURFACES IF ONSITE GRAVEL FILL IS USED.

Site Plan in
ROWLEY, MASS.

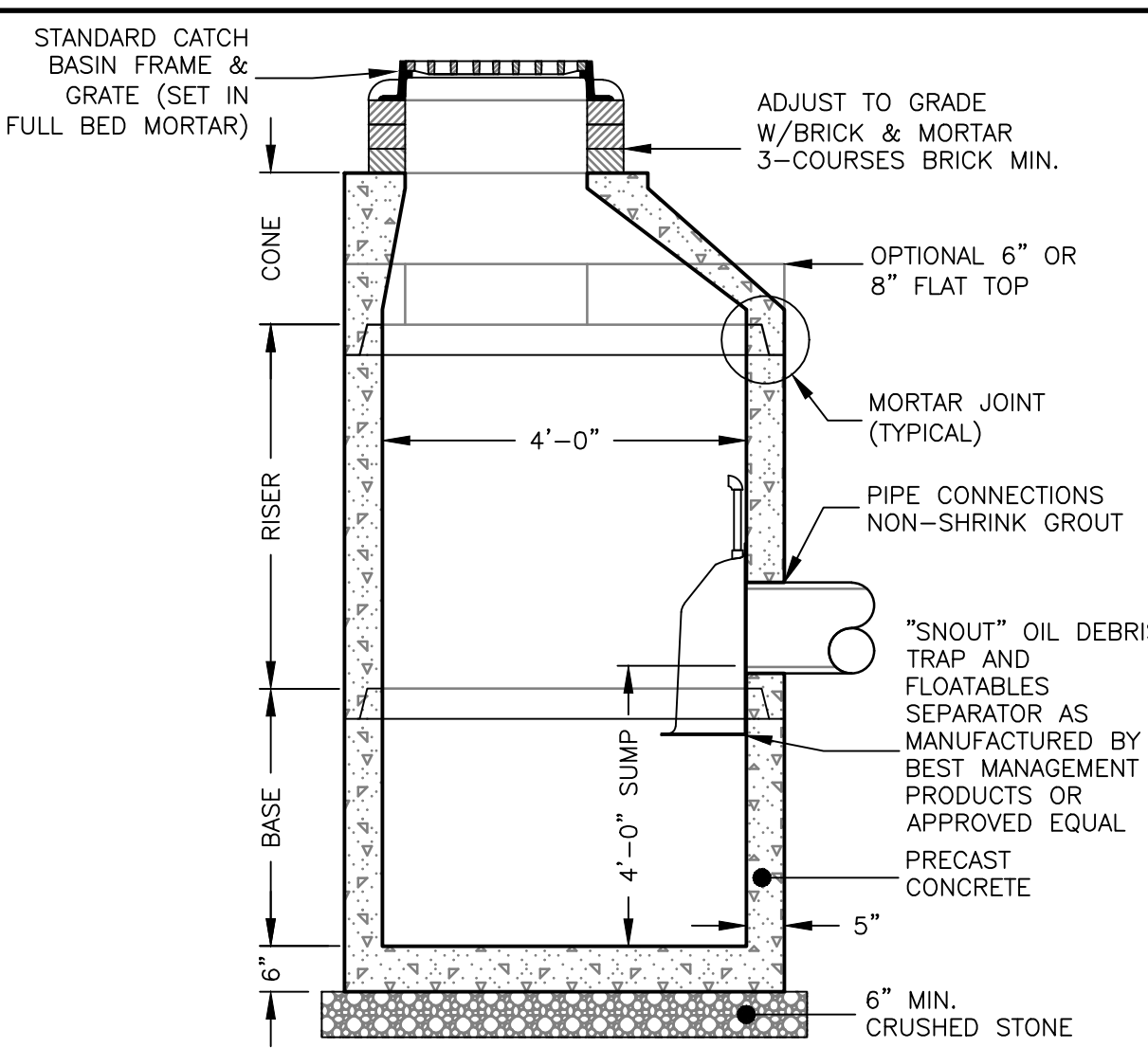
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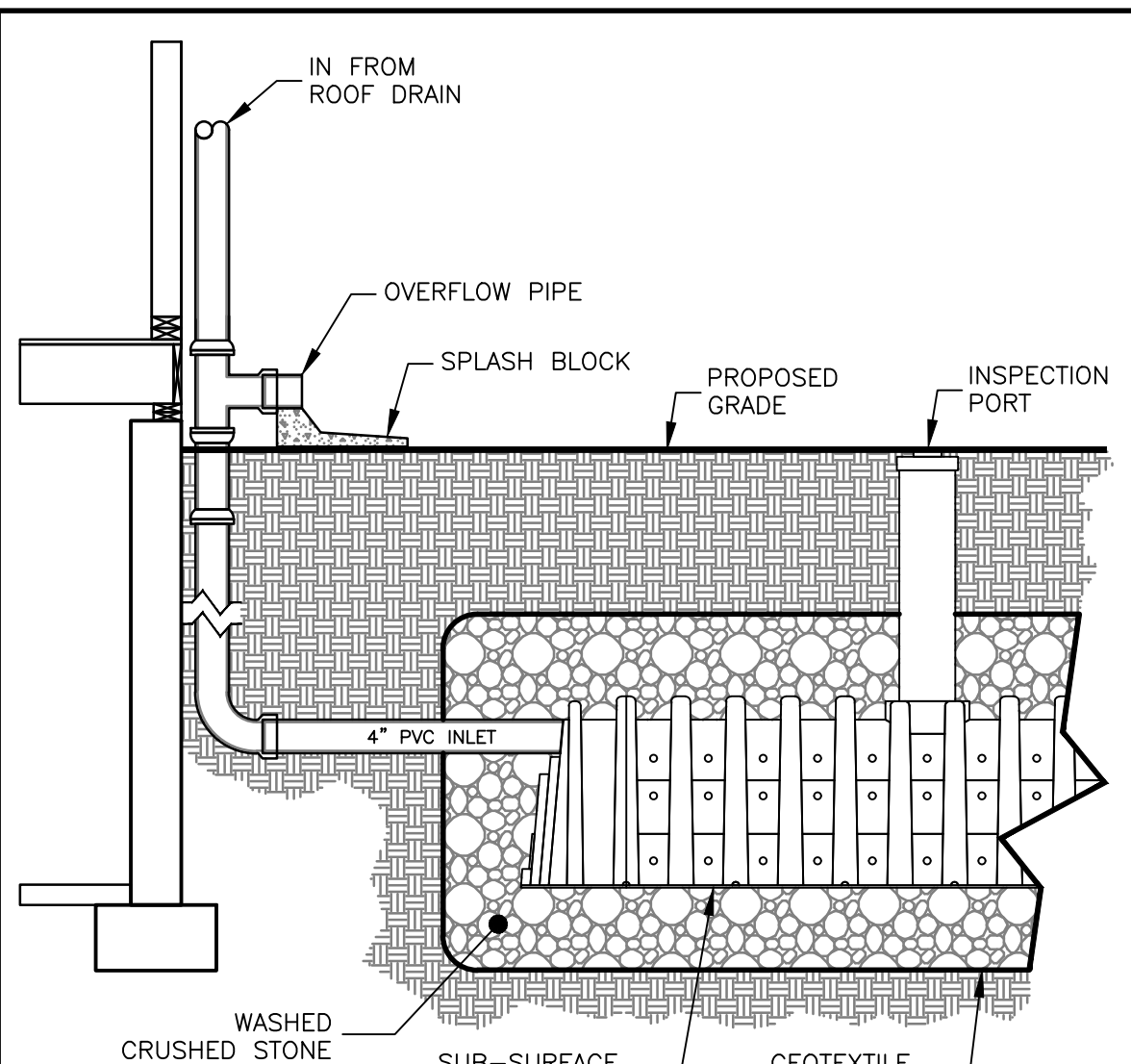
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Sheet 5 of 6 - Details 2



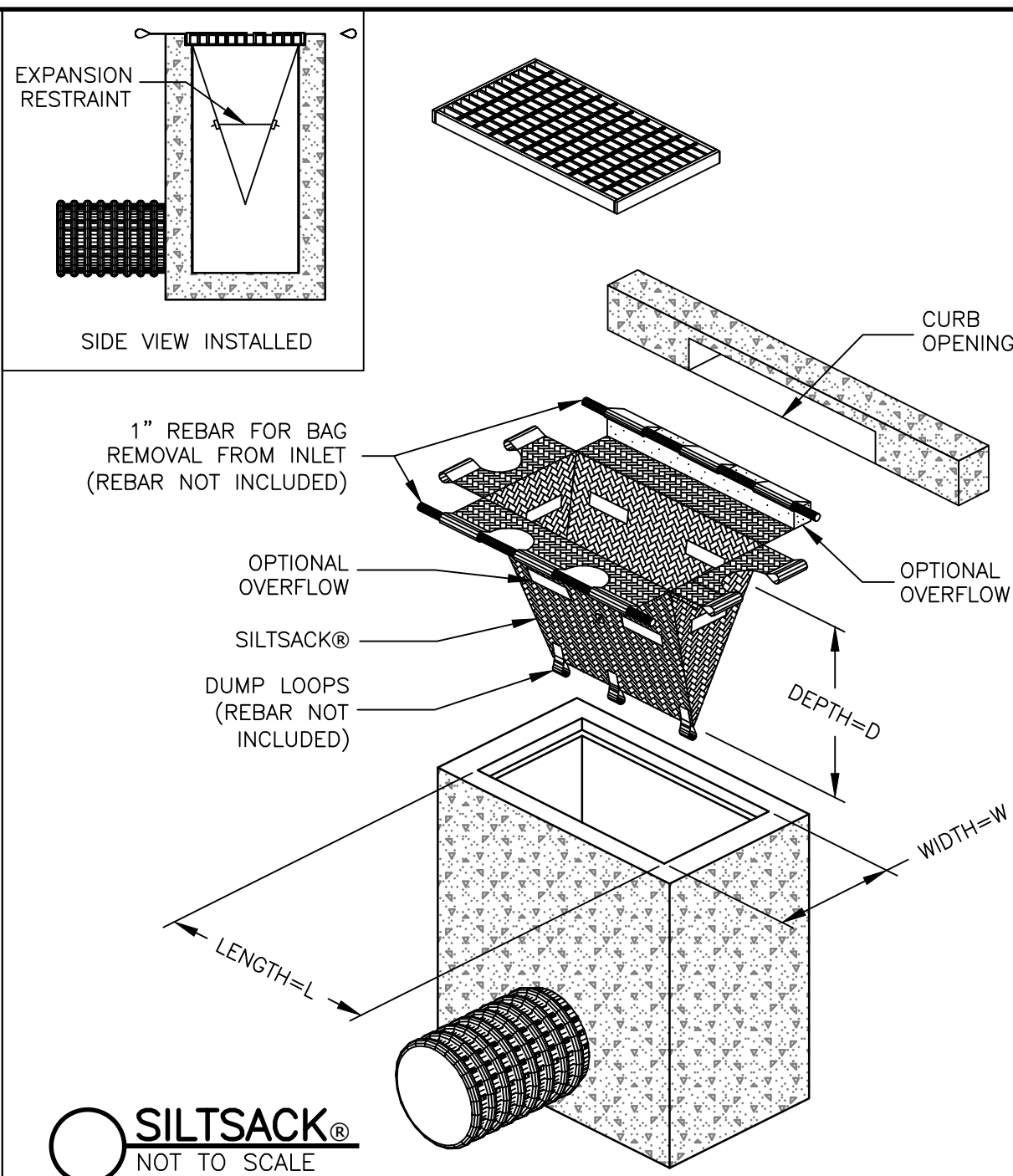
PRE-CAST CATCH BASIN
NOT TO SCALE

- NOTES:
 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

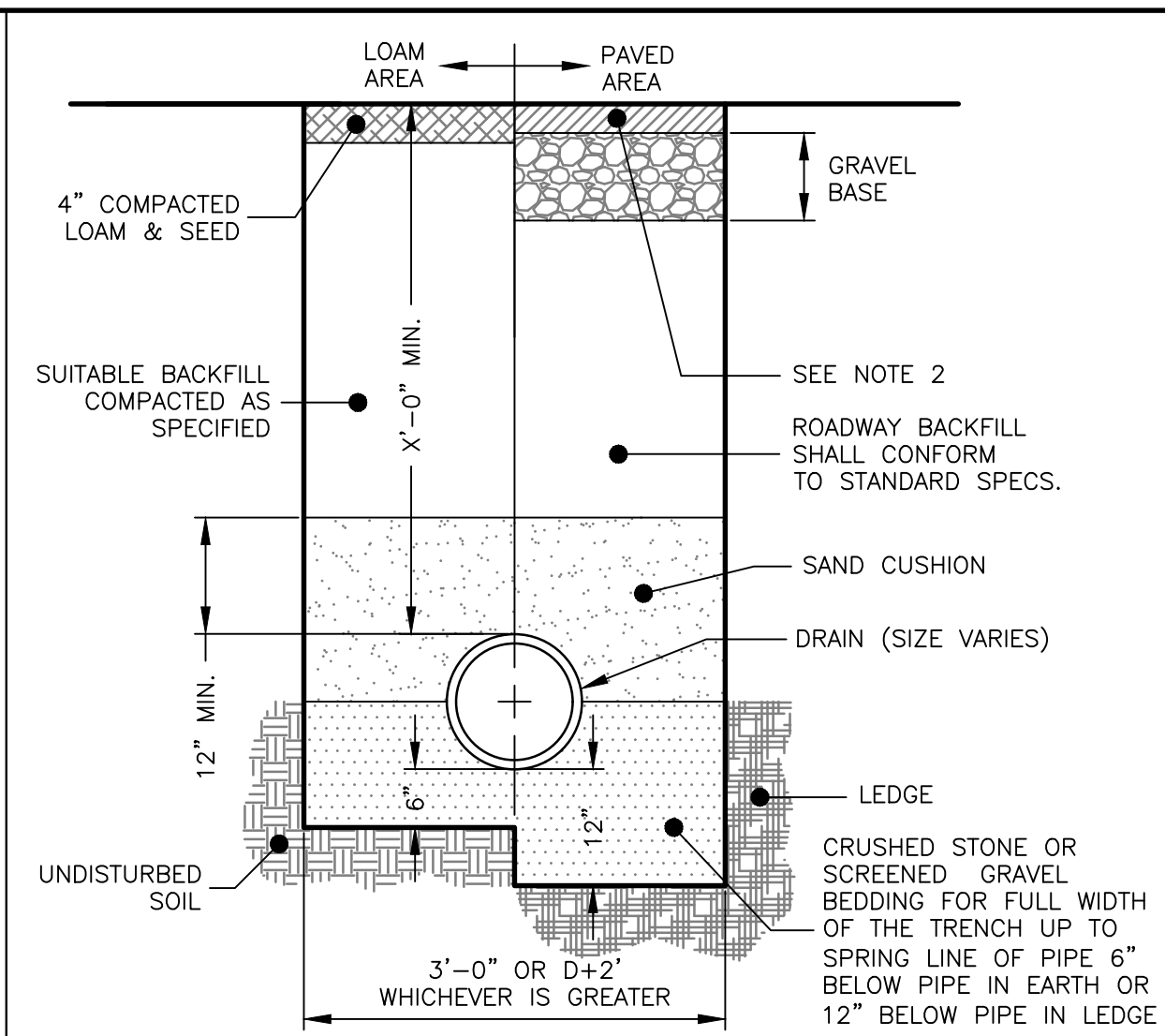


ROOF DRAIN TO SUB-SURFACE CHAMBER
NOT TO SCALE

- NOTE:
 1. CHAMBERS SHALL BE INSTALLED A MINIMUM OF 10' FROM HOUSE.

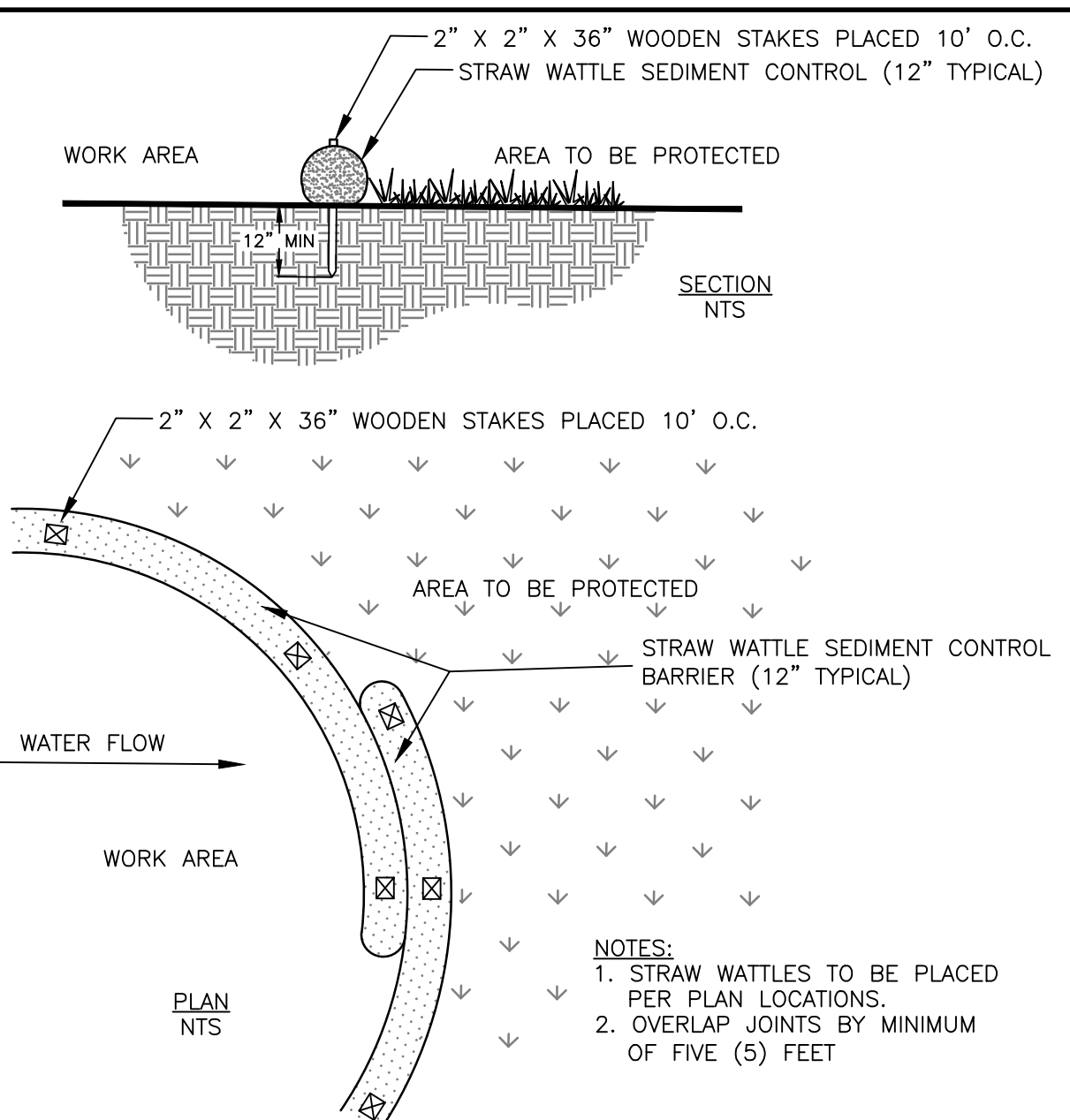


SILTSACK®
NOT TO SCALE



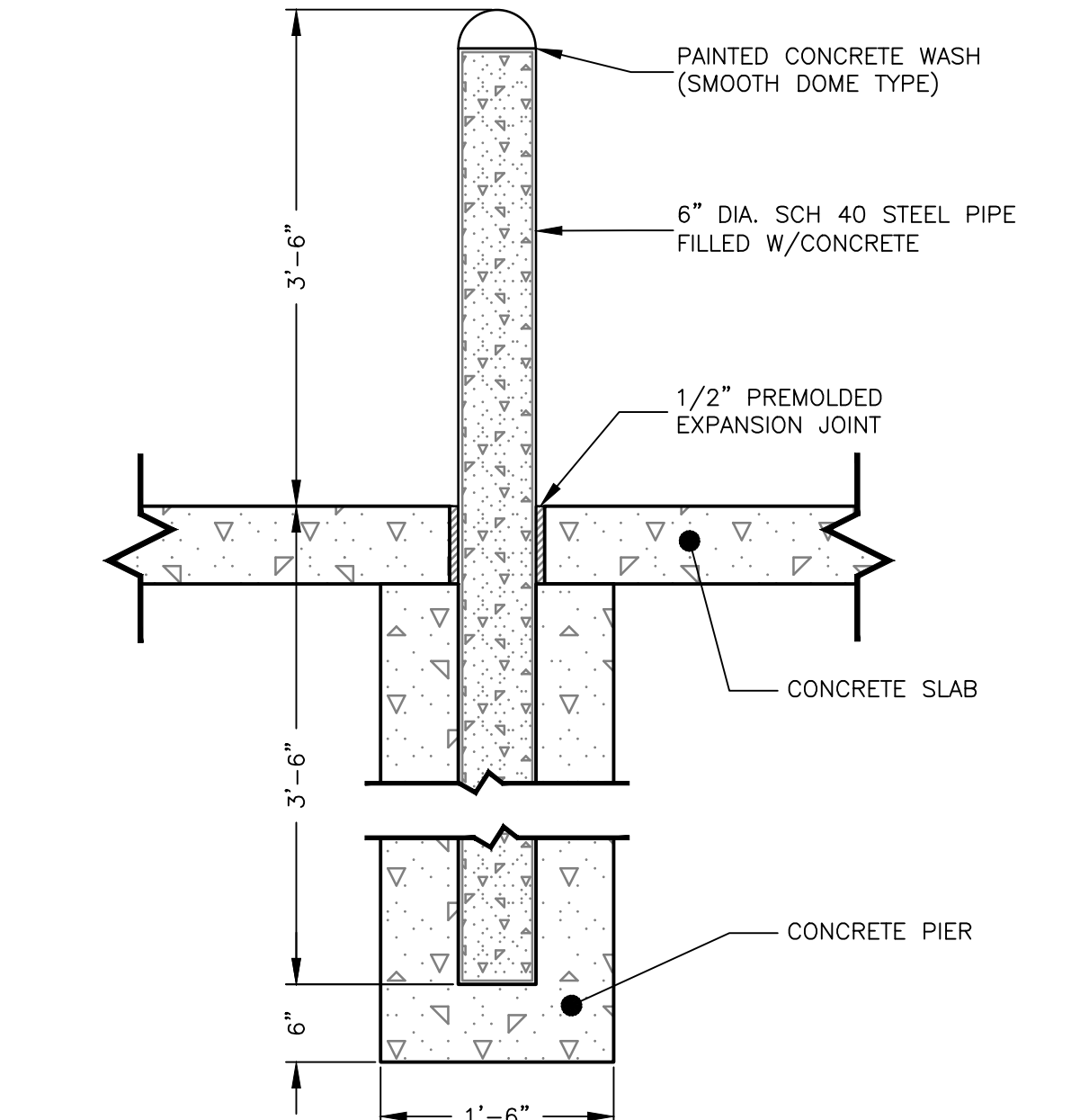
DRAIN TRENCH
NOT TO SCALE

- NOTES:
 1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
 3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
 4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
 5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

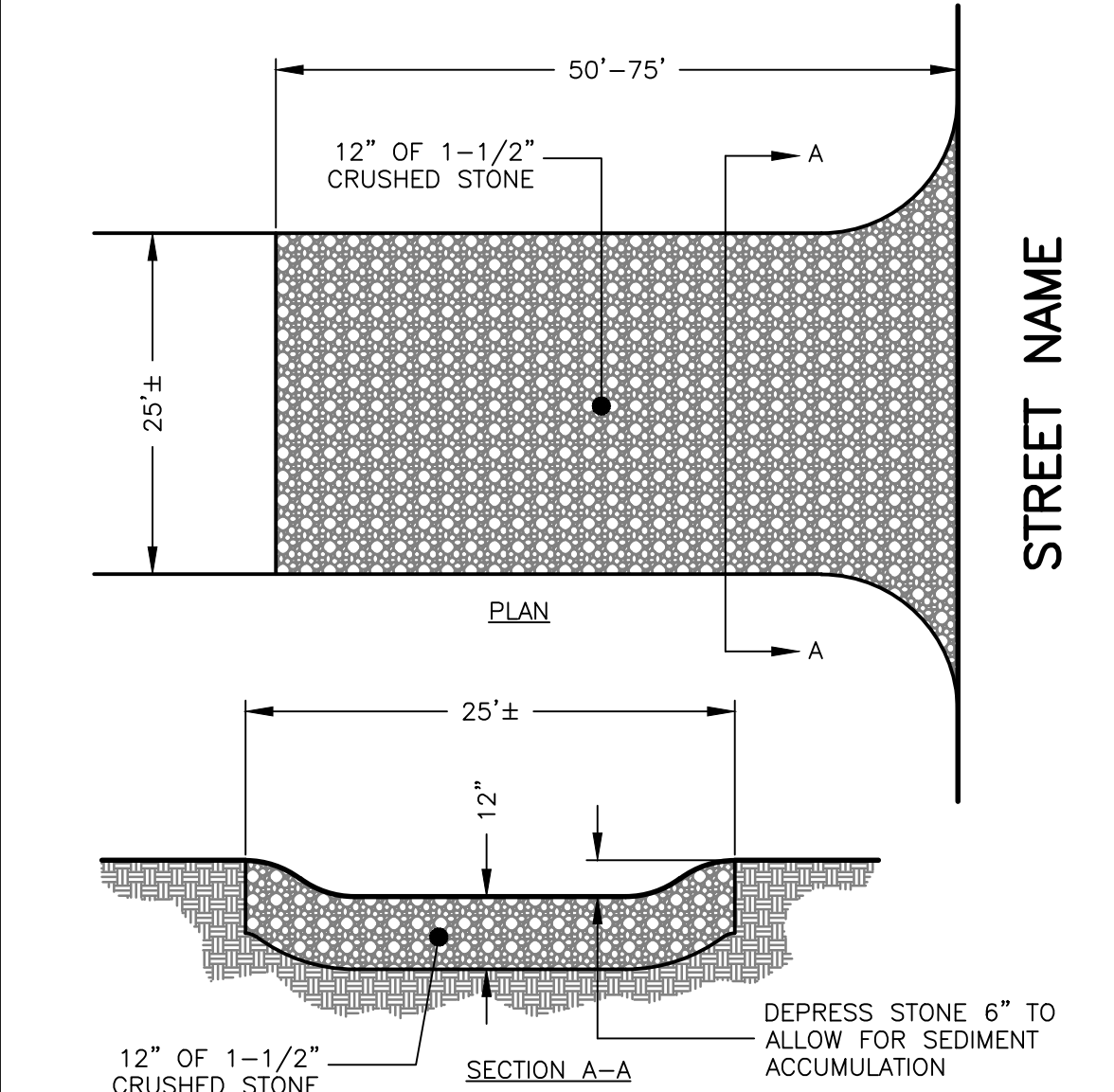


STRAW WATTLE SEDIMENT CONTROL
NOT TO SCALE

- NOTES:
 1. STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.
 2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET

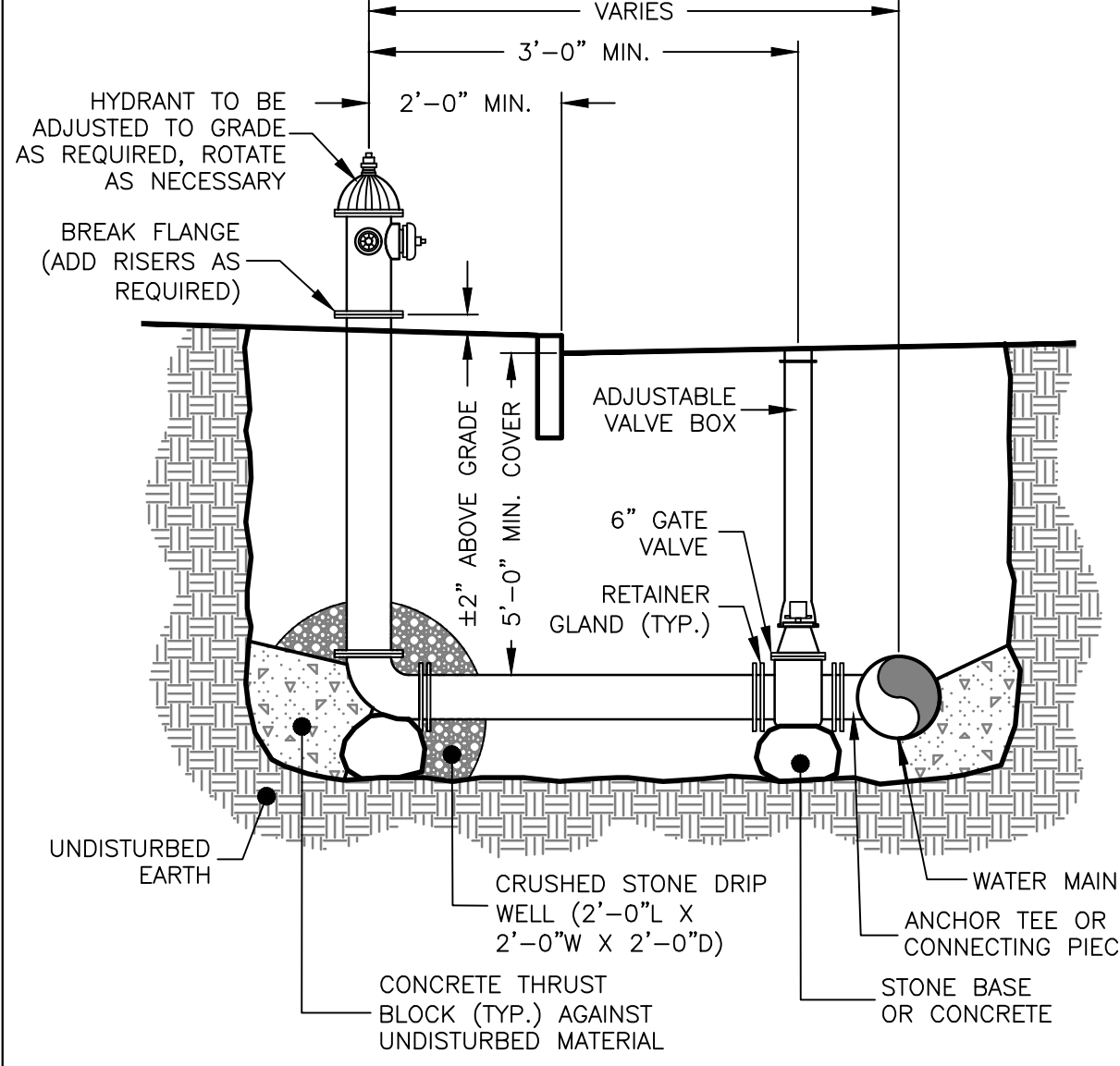


BOLLARD DETAIL
NOT TO SCALE



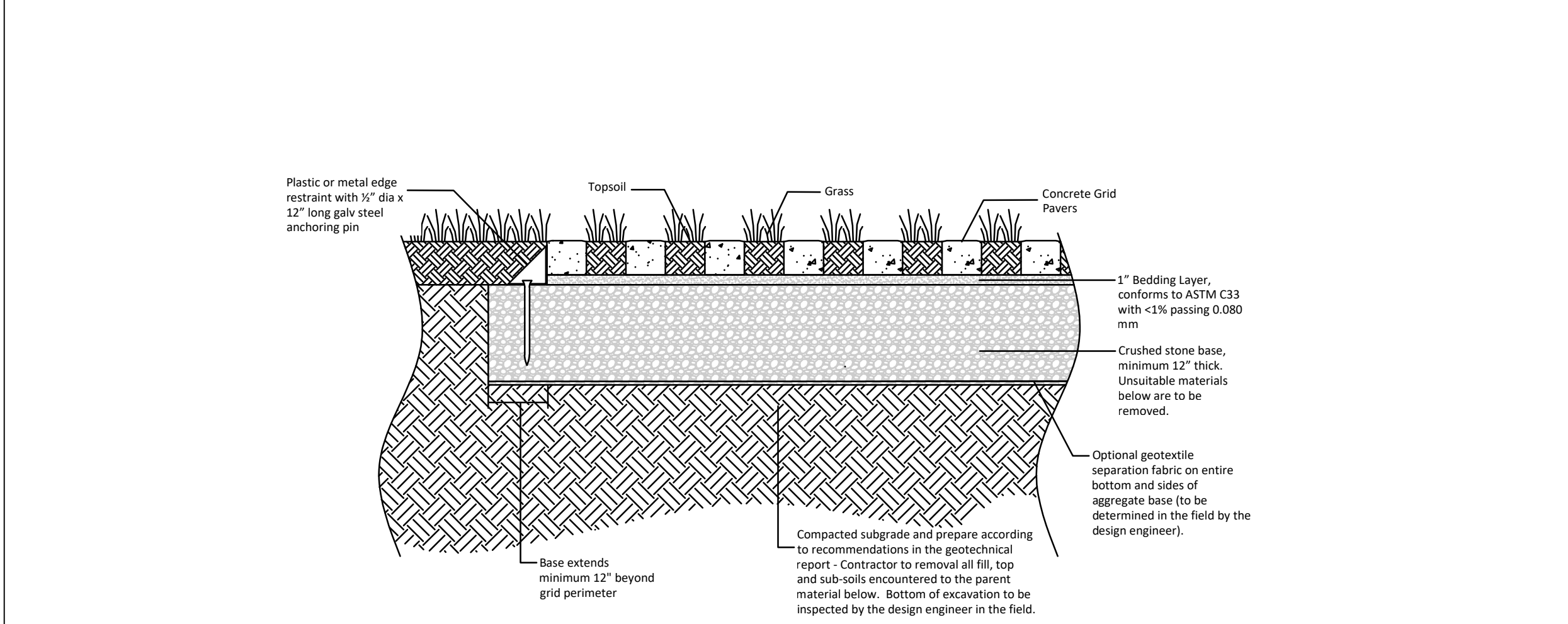
TIRE TRACKING PAD
NOT TO SCALE

- NOTE:
 PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



HYDRANT & VALVE BOX
NOT TO SCALE

- NOTES:
 1. ALL MATERIALS SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
 2. WATER MAIN SHALL HAVE A MINIMUM PIPE DEPTH OF 5'-0".
 3. VALVES AND HYDRANTS TO OPEN COUNTER CLOCKWISE.
 4. PROVIDE 4 CUBIC FEET OF SCREENED GRAVEL OR GRAVEL BACKFILL TO AT LEAST 6 INCHES ABOVE DRAIN HOLES.



TURFSTONE PAVERS
NOT TO SCALE

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