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 GEODEDIC 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. 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.
- 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. 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 ABUTS 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

- CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 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.
- 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.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

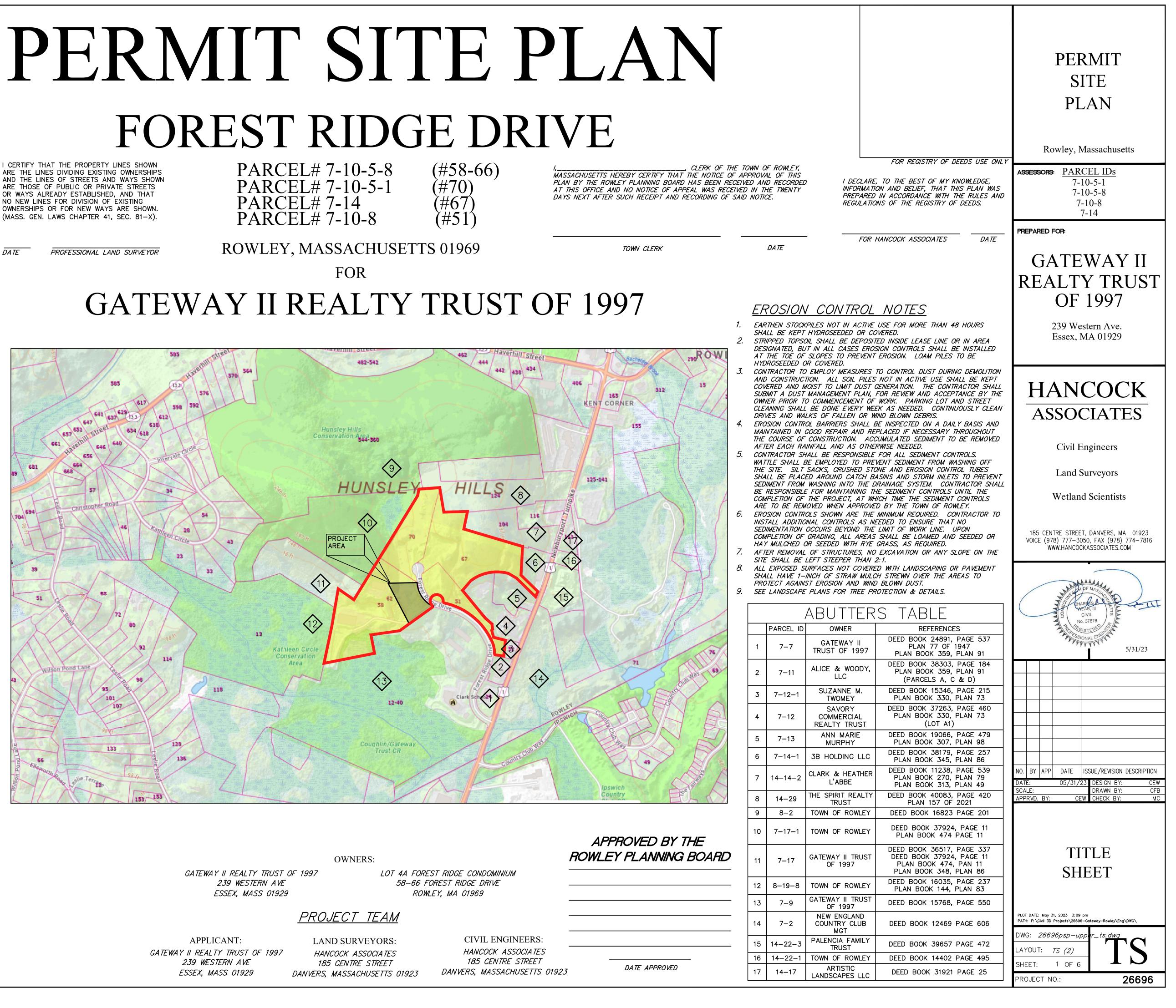
SHEET INDEX

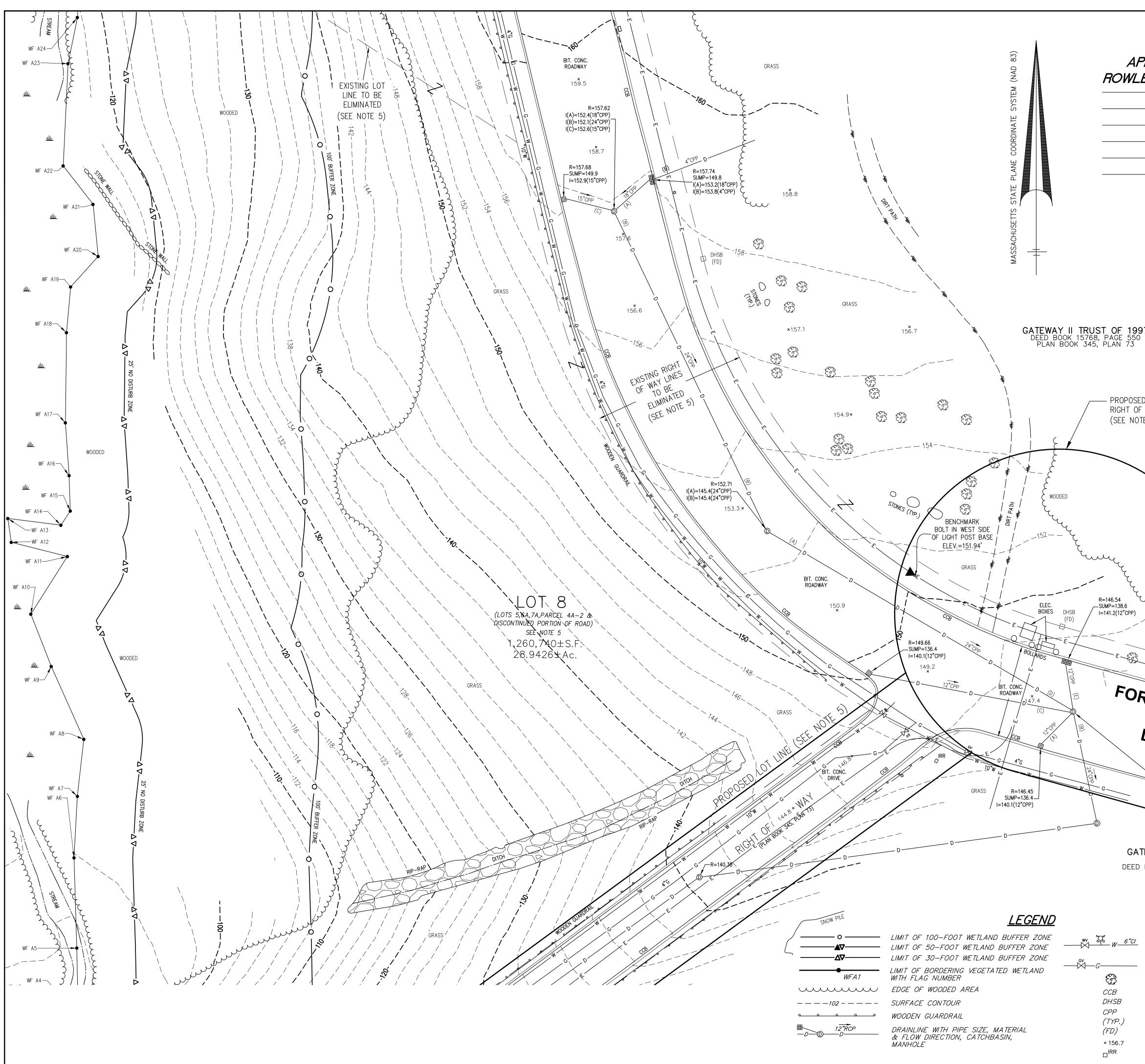
SHEET TSTITLE SHEET SHEET ECEXISTING CONDITIONS PLAN SHEET C1LAYOUT & MATERIALS PLAN SHEET C2GRADING, DRAINAGE & UTILITY PLA SHEET C3LANDSCAPE & LIGHTING SHEET C4SITE DETAILS	4 <i>N</i>
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FOREST RIDGE DRIVE I CERTIFY THAT THE PROPERTY LINES SHOWN

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).

PROFESSIONAL LAND SURVEYOR





PPROVED BY THE EY PLANNING BOARD		PER SI PL PL	ΓE AN idge Dr.
INFO PREF	FOR REGISTRY OF DEEDS USE ONLY CLARE, TO THE BEST OF MY KNOWLEDGE, RMATION AND BELIEF, THAT THIS PLAN WAS PARED IN ACCORDANCE WITH THE RULES AND ILATIONS OF THE REGISTRY OF DEEDS.	ASSESSORS: PARCI 7-10 7-10 7-1 7-1	-5-1 -5-8 0-8
I, MASSACHUSETTS HEREBY CERTIF PLAN BY THE ROWLEY PLANNING AT THIS OFFICE AND NO NOTICE	FOR HANCOCK ASSOCIATES DATE , CLERK OF THE TOWN OF ROWLEY, Y THAT THE NOTICE OF APPROVAL OF THIS BOARD HAS BEEN RECEIVED AND RECORDED OF APPEAL WAS RECEIVED IN THE TWENTY T AND RECORDING OF SAID NOTICE.	PREPARED FOR: GATEV REALTY OF 1	TRUST 997
TOWN CLERP	C DATE	239 West Essex, M	
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		Civil En	- -
	<u>REFERENCES:</u>	Land Sur Watland	Ĵ
WOODED JULY	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	Wetland S 185 CENTRE STREET, VOICE (978) 777–3050 WWW.HANCOCKA	DANVERS, MA 01923 , FAX (978) 774–7816
GRASS GRASS E E E E E E E E E E E E E	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	HAR HAR HAR HAR HAR HAR HAR HAR HAR HAR	7876
R=146.35 I(A)=136.4(12"CPP) I(B)=136.3(24"CPP) I(C)=139.4(12"CPP) I(D)=138.5(24"CPP)	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		
I(E)=138.6(12"CPP)	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.	DATE: 5/31/2023	GUE/REVISION DESCRIPTION DESIGN BY: CEW DRAWN BY: CLB
1997 D BOOK 15768, PAGE 550	3) WETLANDS SHOWN HEREON WERE DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING IN JANUARY 2023 AND LOCATED BY FIELD SURVEY.	APPRVD. BY: JMS	CHECK BY: JMS
WATER MANHOLE, WATER MAIN - TEE, GATE VALVE & FIRE HYDRANT	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.	EXIS CONDI PLA ROWLI	TIONS N IN
GAS MAIN WITH VALVE TREE	5) PROPOSED CUL-DE-SAC & ELIMINATION OF EXISTING LOT LINES TO BE ADDRESSED WITH A DEFINITE SUBDIVISION MODIFICATION TO BE FILED SEPARATELY		- I , IV I / \
CAPE COD BERM DRILL HOLE STONE BOUND CORRUGATED PLASTIC PIPE TYPICAL FOUND	with the rowley planning board. SCALE: $1'' = 20'$	PLOT DATE: May 31, 2023 11:39 am PATH: F:\Civil 3D Projects\26696-Gateway-Ro DWG:26696ec(20 scale).dwg LAYOUT: LAYOUT	wley\Surv\DWG\Old Drawings\
SPOT GRADE O	20 40 80	SHEET: 2 OF 5 PROJECT NO.:	26696

