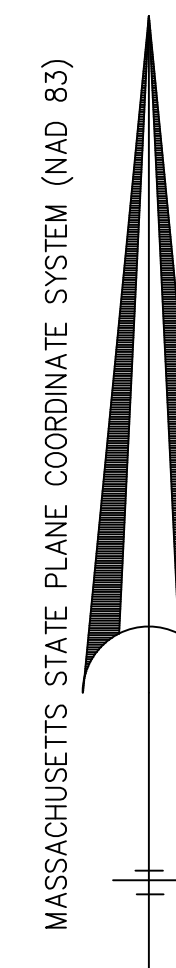


APPROVED BY THE  
ROWLEY PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE APPROVED \_\_\_\_\_



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 \_\_\_\_\_

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 \_\_\_\_\_

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

LOT 8  
(LOTS 5, 6, 7, PARCEL 4A-2 & DISCONTINUED PORTION OF ROAD)  
SEE NOTE 5  
1,260,740 ± S.F.  
28.9426 ± Ac.

FOREST RIDGE  
(PRIVATE)  
65' WIDE  
DRIVE

**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:**

- 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.
- 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.
- WETLANDS SHOWN HEREON WERE DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING IN JANUARY 2023 AND LOCATED BY FIELD SURVEY.
- TOPOGRAPHY SHOWN HEREON FROM INFORMATION OBTAINED BY PHOTOGRAMMETRIC METHODS BY BLUESKY-WORLD FROM PHOTOS TAKEN ON FEBRUARY 20, 2023 AND SUPPLEMENTED WITH FIELD SURVEY.
- 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.

**LEGEND**

- SNOW PILE
- 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

SCALE: 1" = 20'  
0 20 40 80

**PERMIT  
SITE  
PLAN**

Forest Ridge Dr.  
Rowley, MA 01969

ASSESSORS: PARCEL IDS

7-10-5-1
7-10-5-8
7-10-8
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

DATE:	5/31/2023	DESIGN BY:	CEW
SCALE:	1" = 20'	DRAWN BY:	CLB
APPRVD. BY:	JMS	CHECK BY:	JMS

**EXISTING  
CONDITIONS  
PLAN IN  
ROWLEY, MA**

PLT DATE: May 31, 2023 11:39 am  
PATH: F:\GIS\2023\Projects\26696-Gateway-Rowley\Surf\DWG\04-Drawing1.dwg





**APPROVED BY THE  
ROWLEY PLANNING BOARD**

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

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.

DATE APPROVED

TOWN CLERK

DATE

FOR REGISTRY OF DEEDS USE ONLY

**PERMIT  
SITE  
PLAN**

Rowley, Massachusetts

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

PREPARED FOR:  
**GATEWAY II  
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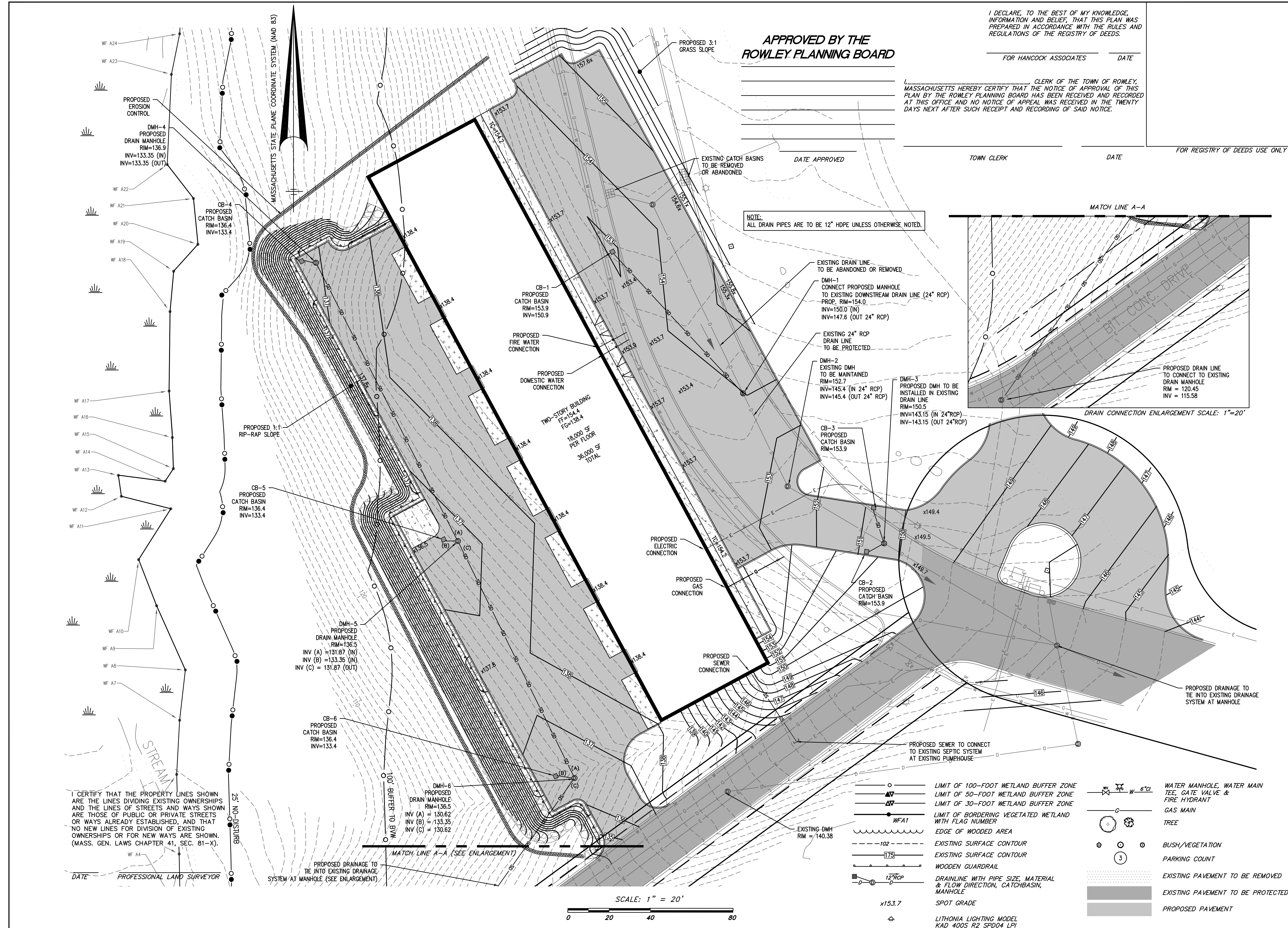


NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	05/31/23	DESIGN BY:	CEW		
SCALE:	1"=20'	DRAWN BY:	CFB		
APPROV. BY:	CEW	CHECK BY:	MC		

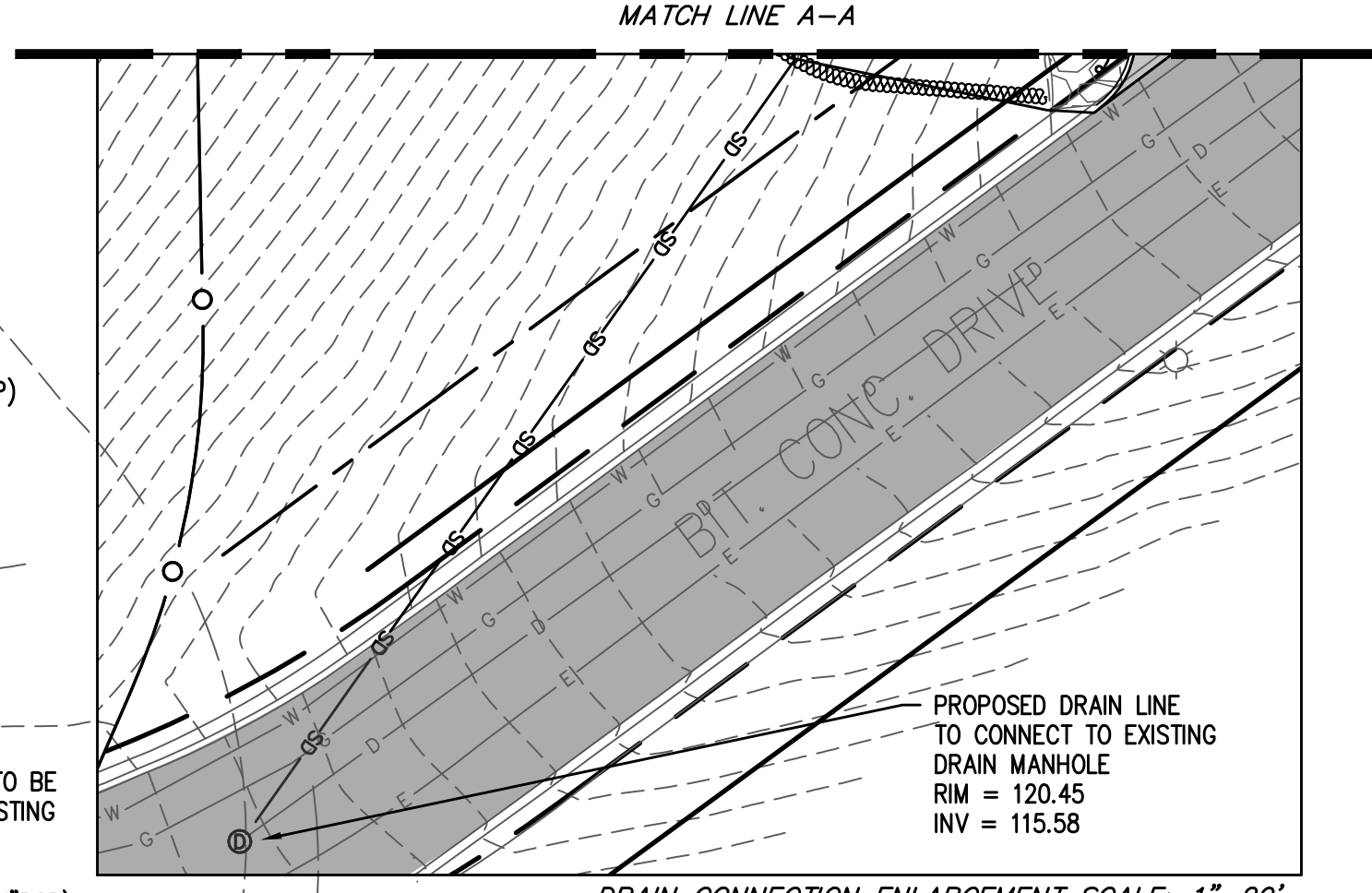
**GRADING,  
DRAINAGE &  
UTILITY  
PLAN**

PROJECT NO.: 26696

PROJECT DATE: May 31, 2023 3:11 pm  
PLOT: P:\Civil 20 Projects\26696-Gateway-Rowley\Eng\DWG\DWG  
DWG: 26696psp-upper.dwg  
LAYOUT: GDU  
SHEET: 4 OF 6  
**C-2**



NOTE:  
ALL DRAIN PIPES ARE TO BE 12" HDPE UNLESS OTHERWISE NOTED.



EXISTING DRAIN LINE TO BE ABANDONED OR REMOVED.

DMH-1  
CONNECT PROPOSED MANHOLE TO EXISTING DOWNSTREAM DRAIN LINE (24" RCP)  
PROP. RIM=154.0  
INV=150.0 (IN)  
INV=147.6 (OUT 24" RCP)

EXISTING 24" RCP DRAIN LINE TO BE PROTECTED.

DMH-2  
EXISTING DMH TO BE MAINTAINED  
RIM=152.7  
INV=145.4 (IN 24" RCP)  
INV=145.4 (OUT 24" RCP)

DMH-3  
PROPOSED DMH TO BE INSTALLED IN EXISTING DRAIN LINE  
RIM=150.5  
INV=143.15 (IN 24" RCP)  
INV=143.15 (OUT 24" RCP)

DMH-4  
PROPOSED DRAIN LINE TO CONNECT TO EXISTING DRAIN MANHOLE  
RIM = 120.45  
INV = 115.58

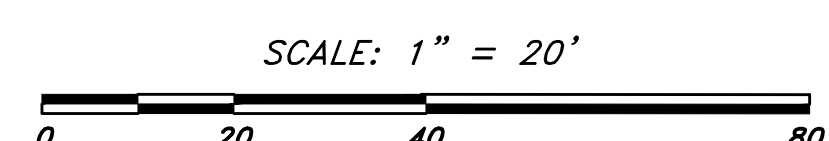
DRAIN CONNECTION ENLARGEMENT SCALE: 1"=20'

WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT  
GAS MAIN  
TREE  
BUSH/VEGETATION  
PARKING COUNT  
EXISTING PAVEMENT TO BE REMOVED  
EXISTING PAVEMENT TO BE PROTECTED  
PROPOSED PAVEMENT

6" CL  
3

WFA1  
LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER

EDGE OF WOODED AREA  
EXISTING SURFACE CONTOUR  
EXISTING SURFACE CONTOUR  
WOODEN GUARDRAIL  
DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE  
SPOT GRADE  
LITHONIA LIGHTING MODEL KAD 400S R2 SPD04 LPI



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)

25' NO-DISTURB

PROPOSED DRAINAGE TO THE INTO EXISTING DRAINAGE SYSTEM AT MANHOLE (SEE ENLARGEMENT)

DMH-6  
PROPOSED DRAIN MANHOLE  
RIM=136.5  
INV (A) = 130.62  
INV (B) = 133.35  
INV (C) = 130.62

DMH-5  
PROPOSED DRAIN MANHOLE  
RIM=136.5  
INV (A) = 131.87 (N)  
INV (B) = 133.35 (IN)  
INV (C) = 131.87 (OUT)

CB-5  
PROPOSED CATCH BASIN  
RIM=136.4  
INV=133.4

CB-4  
PROPOSED CATCH BASIN  
RIM=136.4  
INV=133.4

CB-1  
PROPOSED CATCH BASIN  
RIM=153.9  
INV=150.9

EXISTING DMH  
RIM = 140.38

TWO-STORY BUILDING  
FF=154.4  
FG=138.4  
18,000 SF PER FLOOR  
36,000 SF TOTAL

PROPOSED EROSION CONTROL

DMH-4  
PROPOSED DRAIN MANHOLE  
RIM=136.9  
INV=133.35 (IN)  
INV=133.35 (OUT)

WF A24  
WF A23  
WF A22  
WF A21  
WF A20  
WF A19  
WF A18  
WF A17  
WF A16  
WF A15  
WF A14  
WF A13  
WF A12  
WF A11  
WF A10  
WF A9  
WF A8  
WF A7  
WF A6  
WF A5  
WF A4

PROFESSIONAL LAND SURVEYOR

DATE

# PERMIT SITE PLAN

Rowley, Massachusetts

ASSESSORS: PARCEL IDs  
7-10-5-1  
7-10-5-8  
7-10-8  
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  
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5/31/23

NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 05/31/23 DESIGN BY: CEW  
SCALE: 1"=20' DRAWN BY: CFB  
APPRVD. BY: CEW CHECK BY: MC

## LANDSCAPE & LIGHTING PLAN

PLOT DATE: May 31, 2023 3:12 pm  
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DWG: 26696psp-upper.dwg

LAYOUT: LL

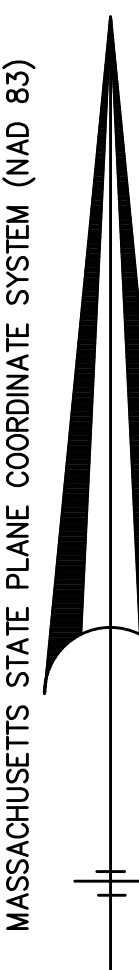
SHEET: 5 OF 6

PROJECT NO.:

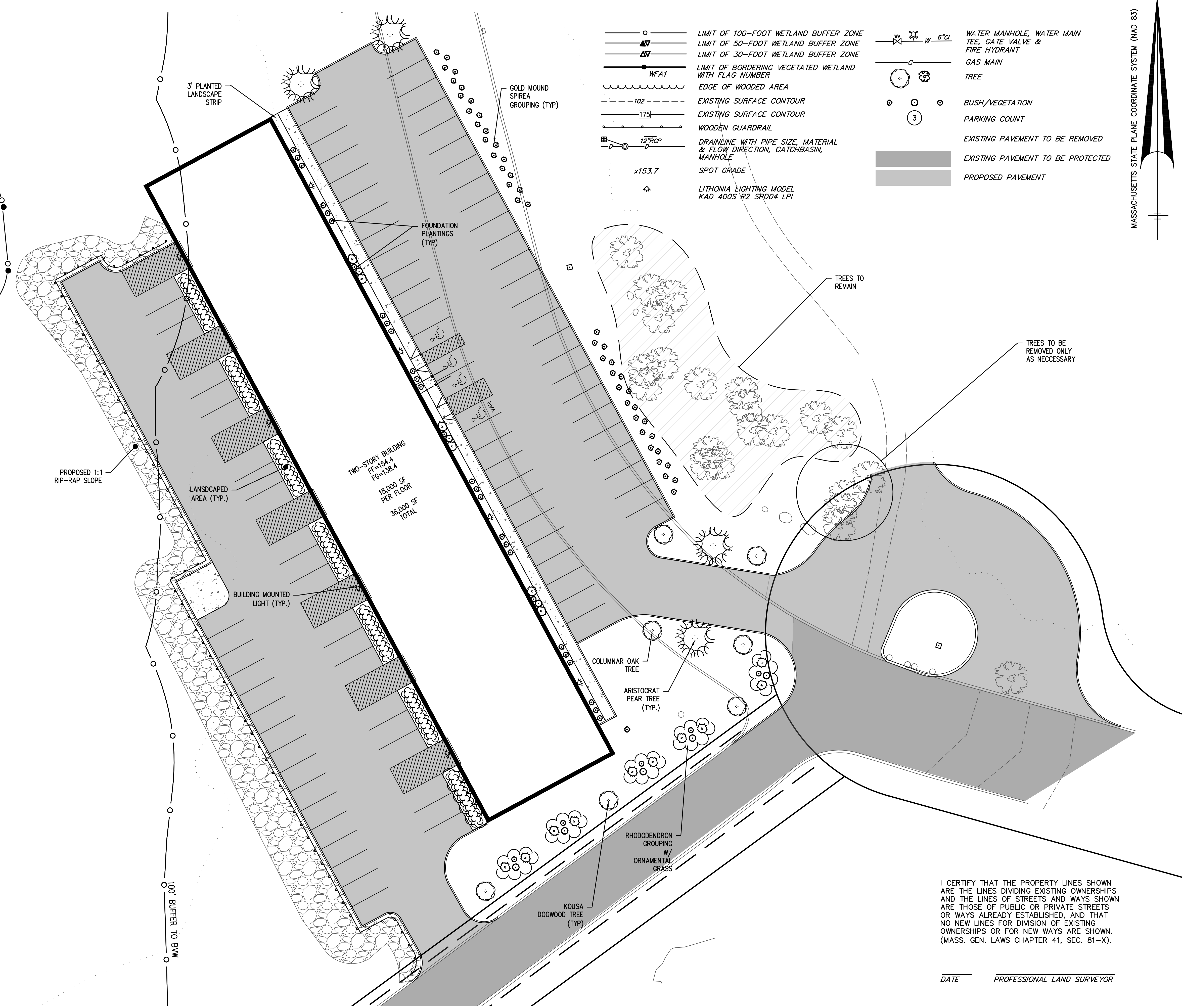
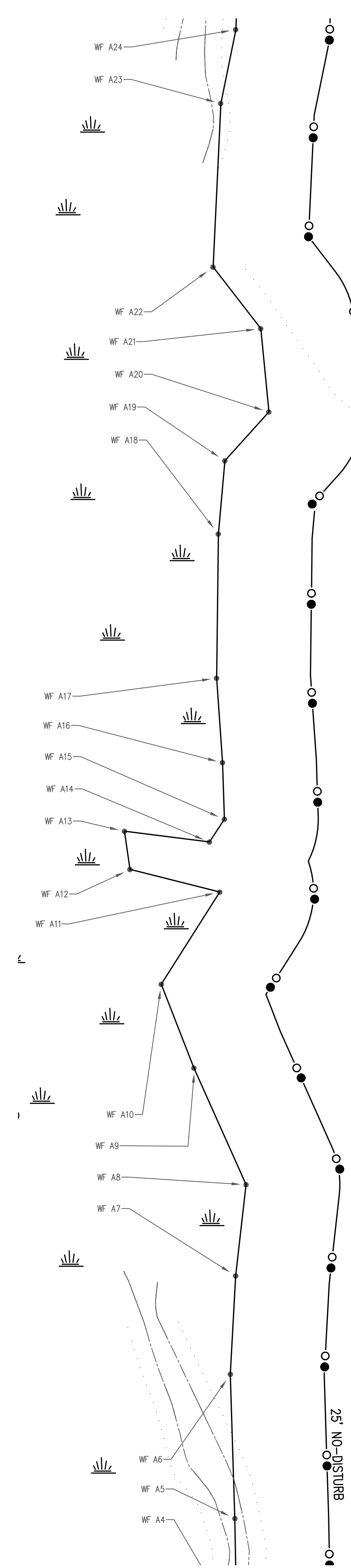
26696

# C-3

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

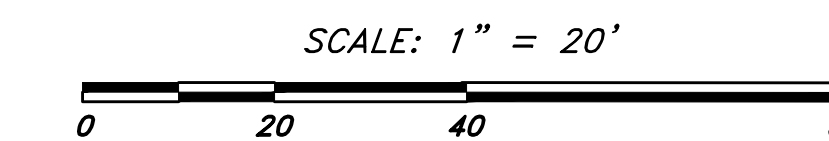


- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- LIMIT OF 50-FOOT WETLAND BUFFER ZONE
- LIMIT OF 30-FOOT WETLAND BUFFER ZONE
- WFA1
- EDGE OF WOODED AREA
- EXISTING SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- WOODEN GUARDRAIL
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE
- SPOT GRADE
- LITHONIA LIGHTING MODEL KAD 4005 R2 SPD04 LPI
- WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN
- TREE
- BUSH/VEGETATION
- PARKING COUNT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT TO BE PROTECTED
- PROPOSED PAVEMENT

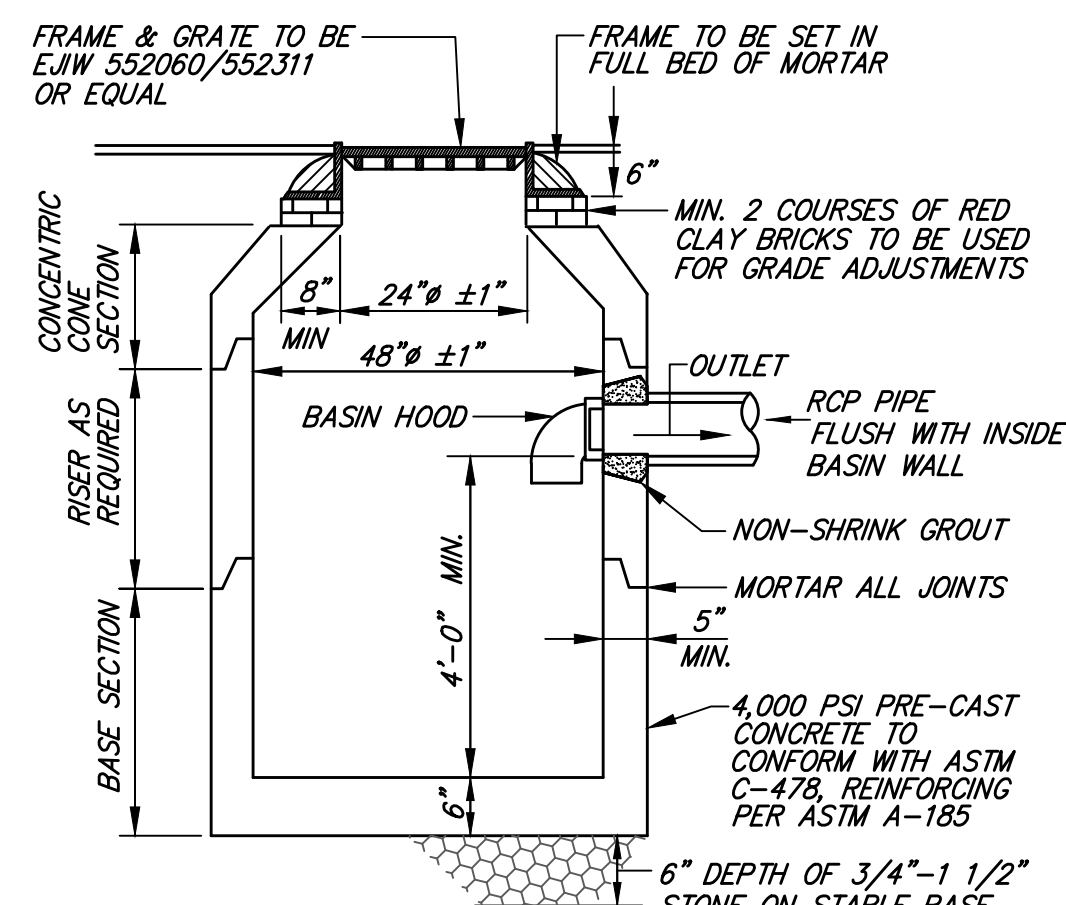


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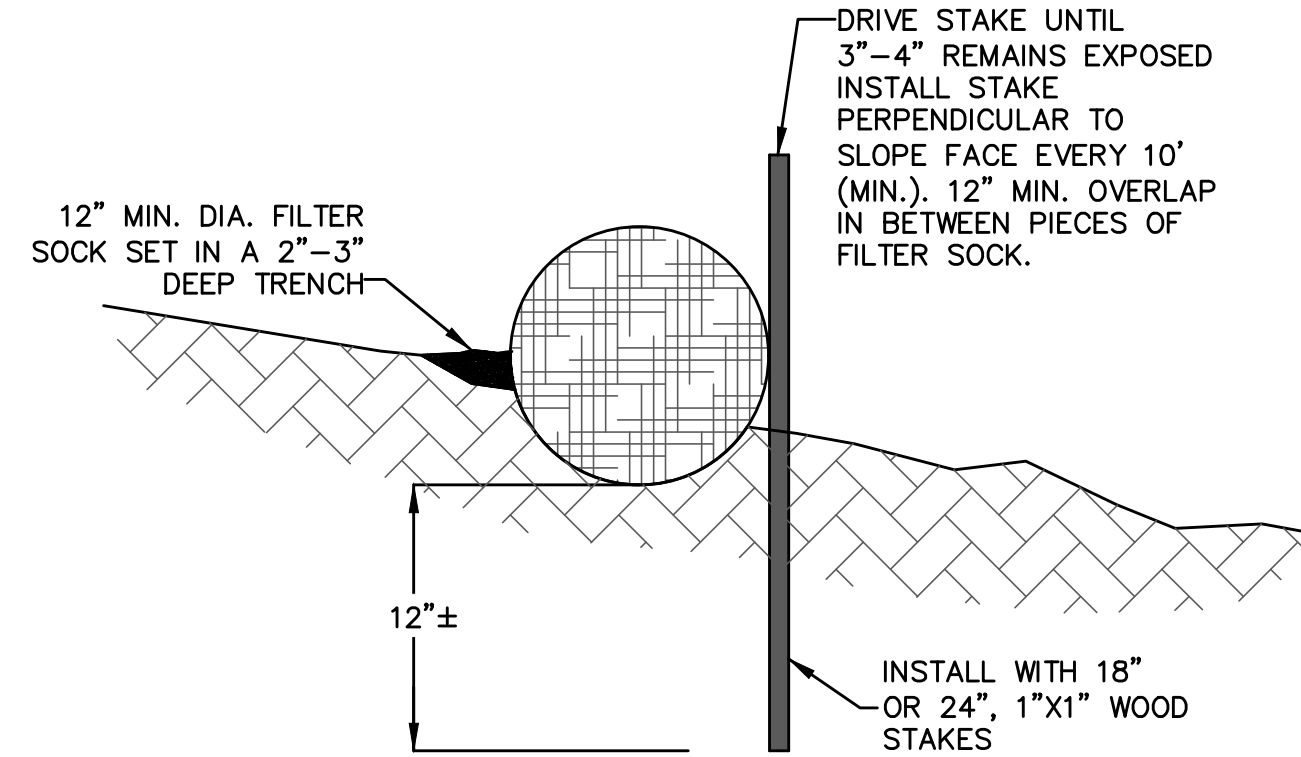
DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR



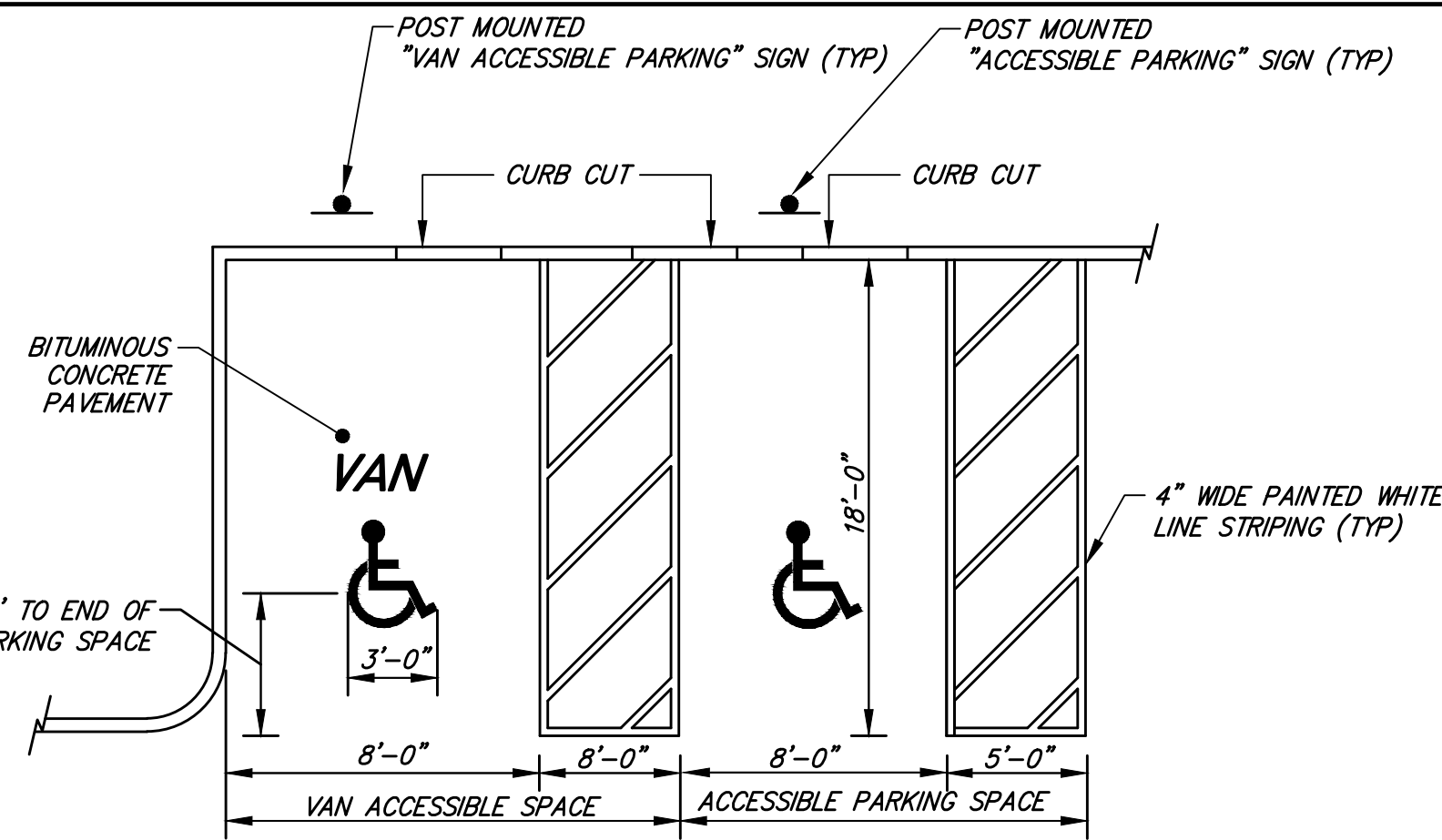
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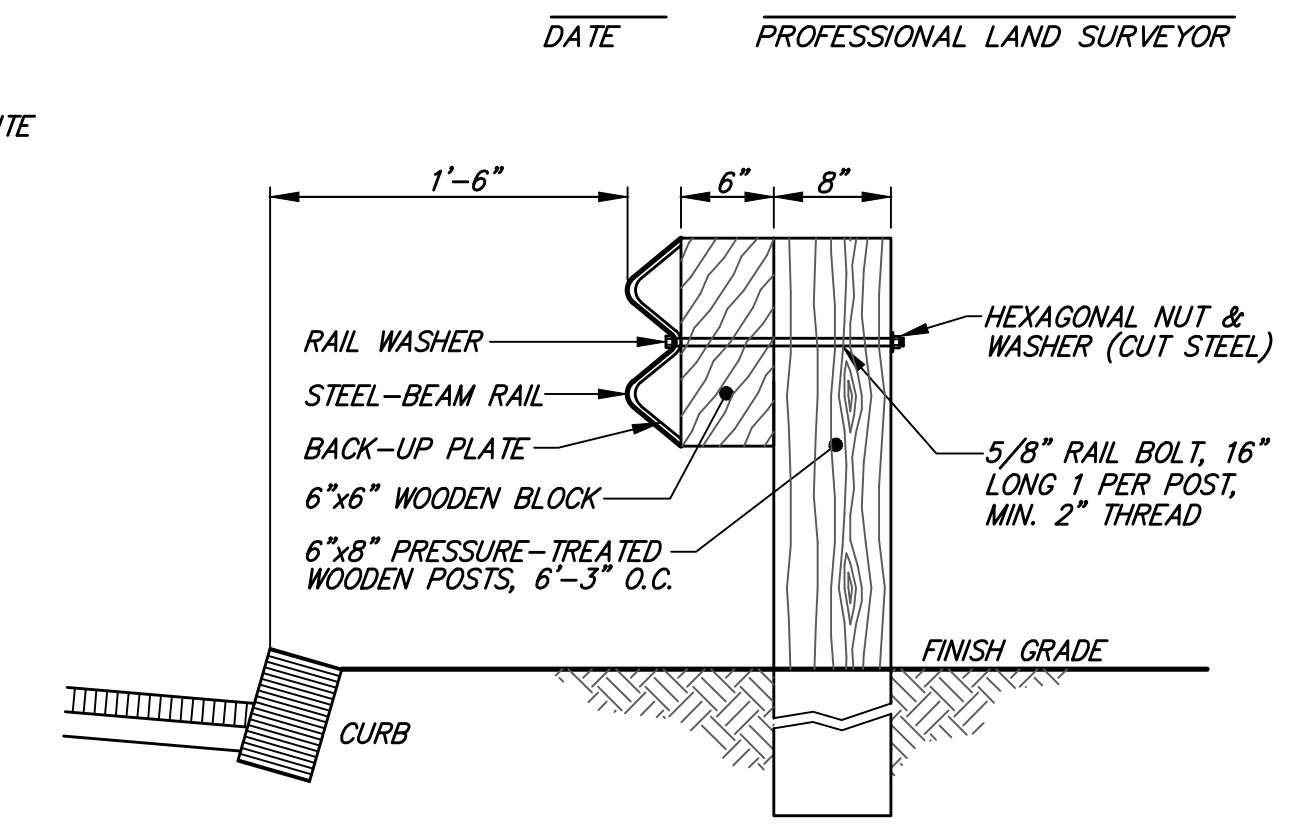
**CATCH BASIN WITH HOOD**  
TYPICAL CROSS SECTION - NOT TO SCALE



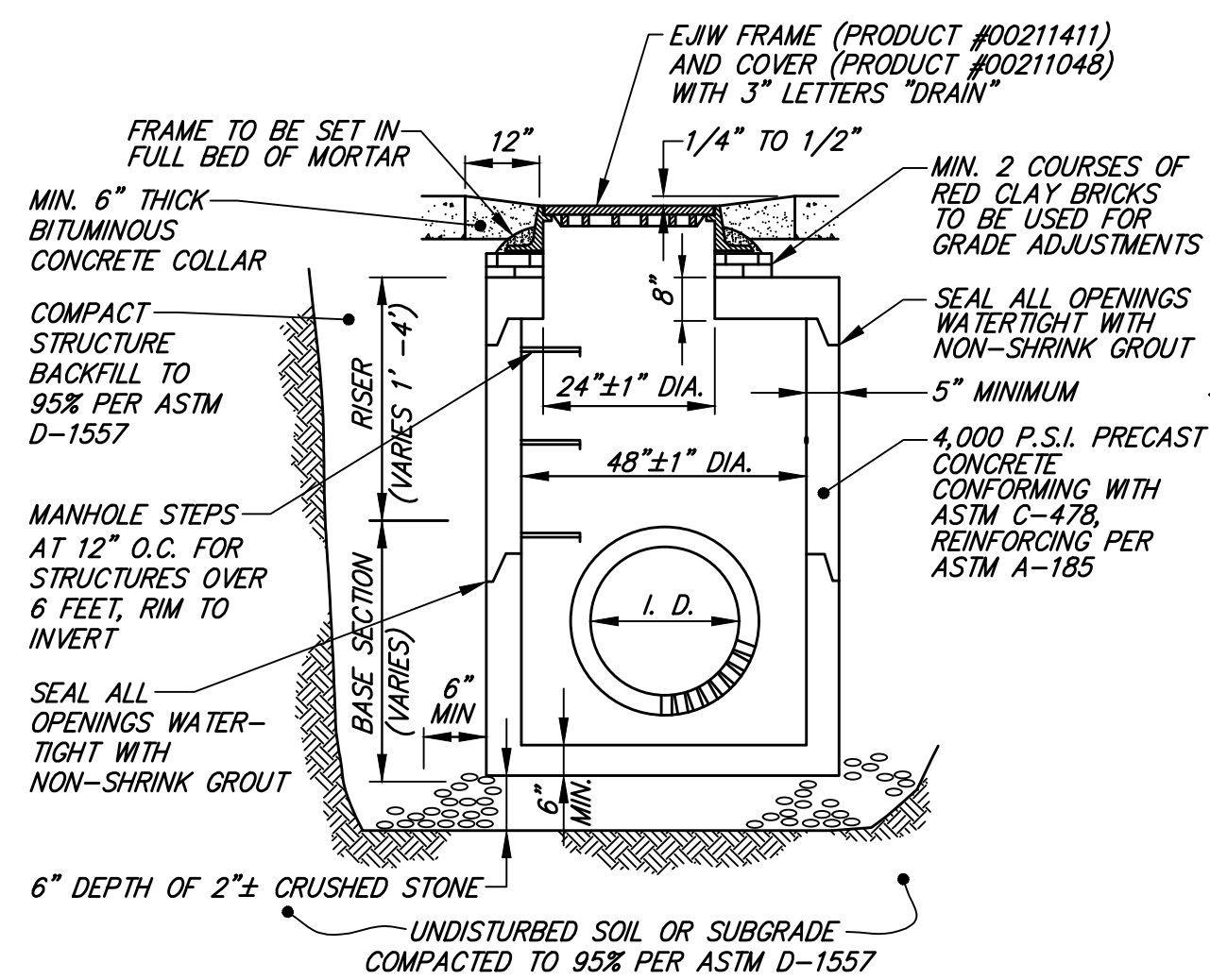
**WATTLE**  
NOT TO SCALE



**ACCESSIBLE PARKING STALL DETAIL**  
NOT TO SCALE

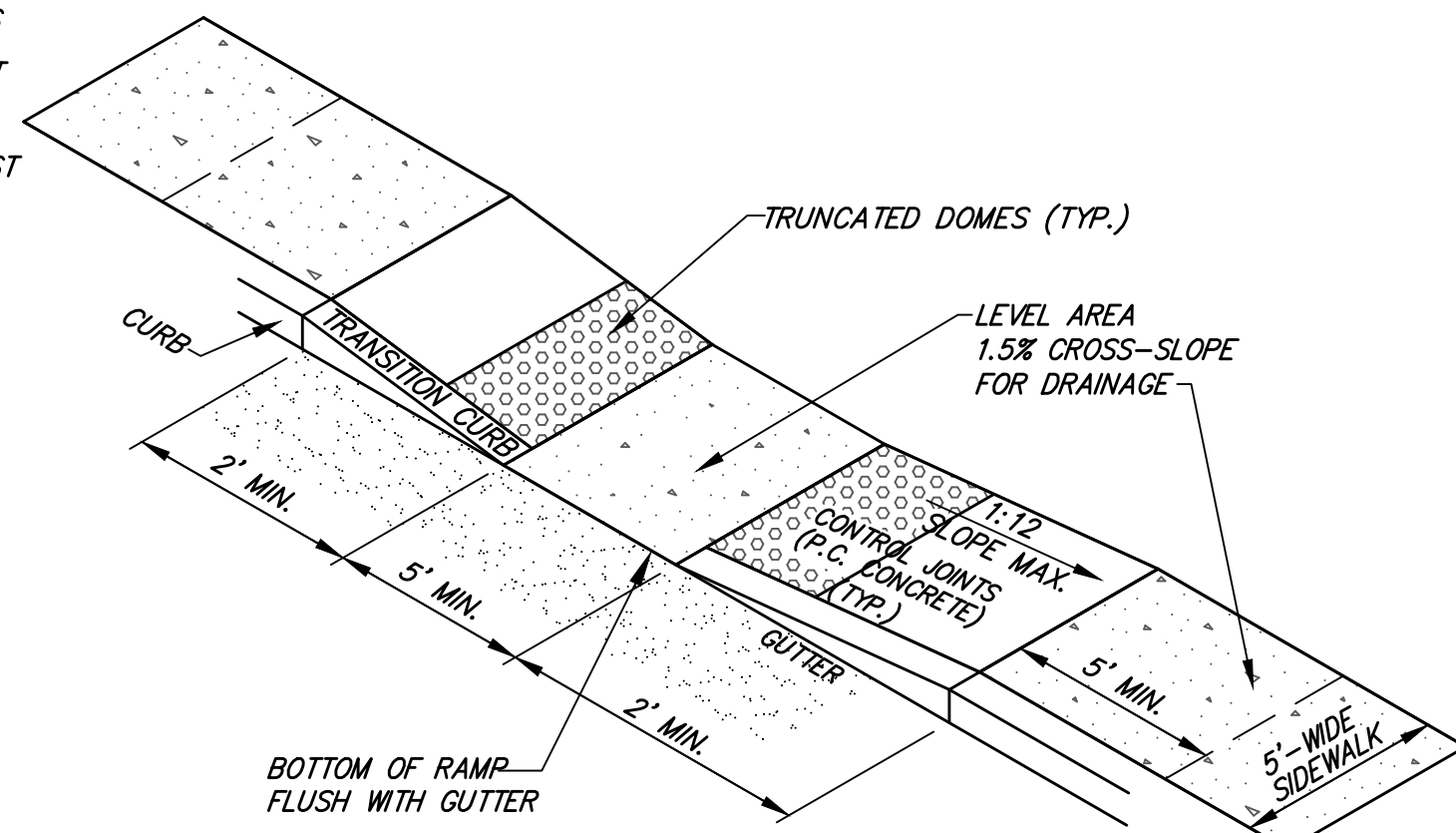


**STEEL-BEAM GUARDRAIL w/WOOD POST**  
TYPICAL CROSS SECTION NOT TO SCALE

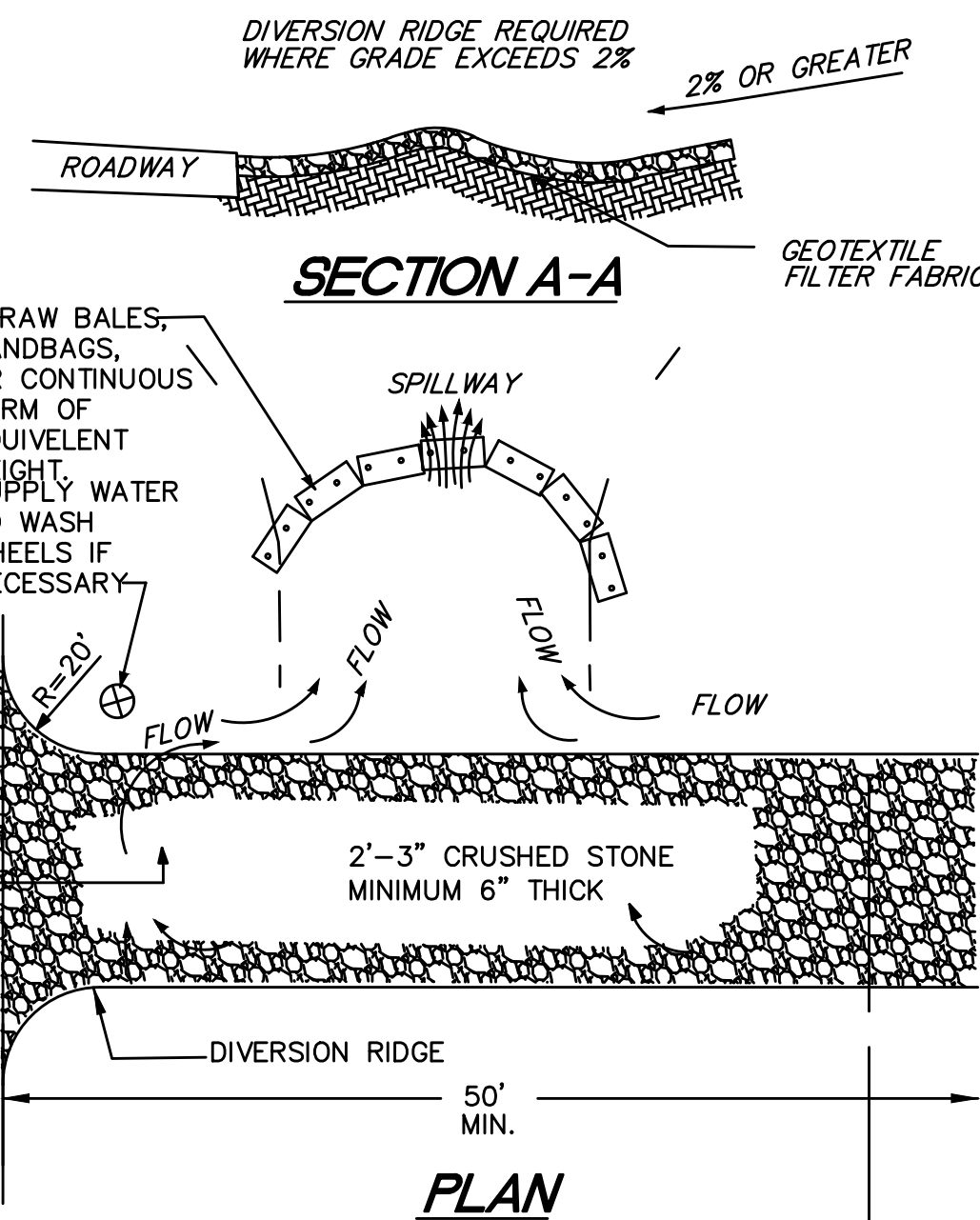


NOTE: CONICAL TOP MAY ALSO BE USED

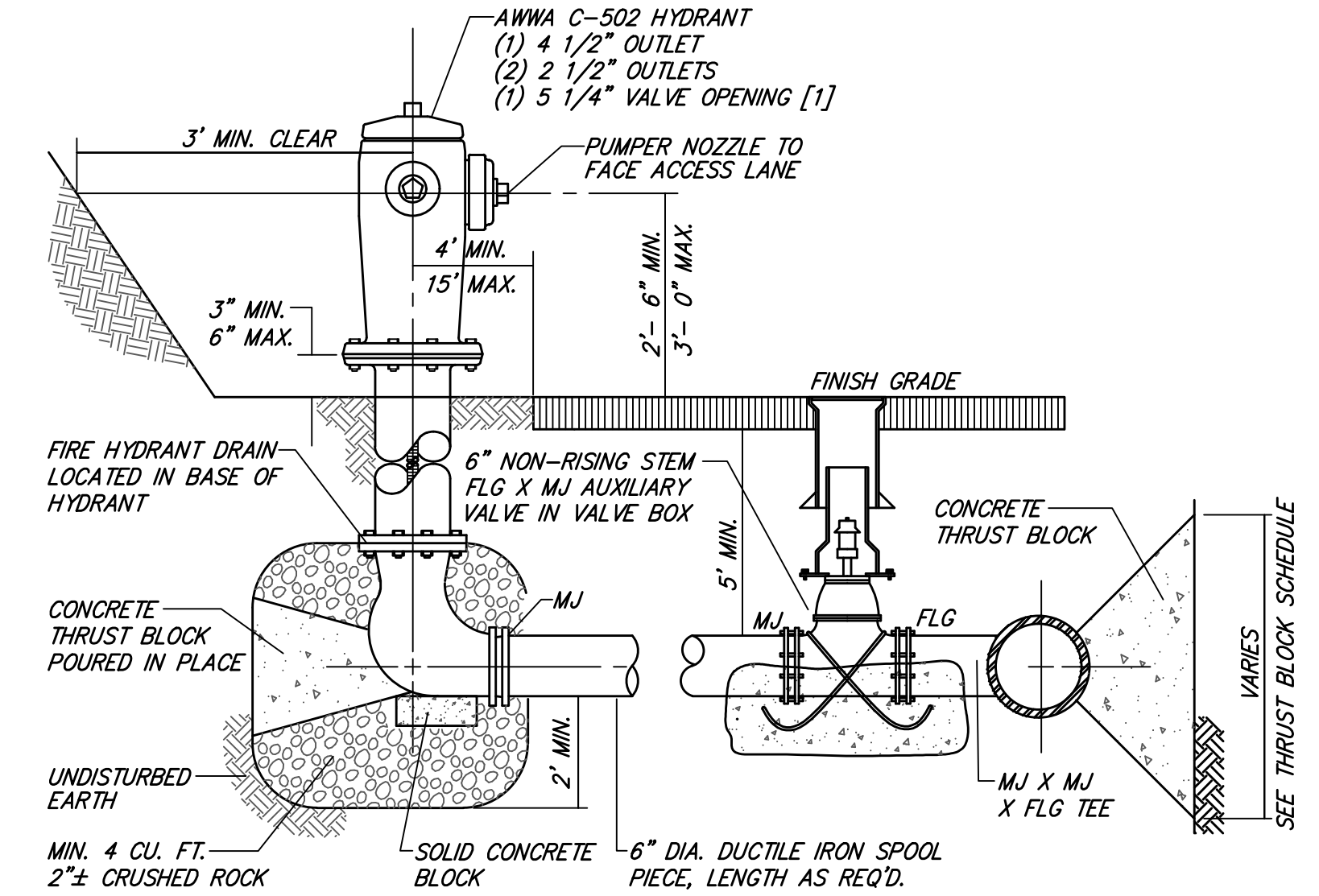
**DRAIN MANHOLE**  
TYPICAL CROSS SECTION NOT TO SCALE



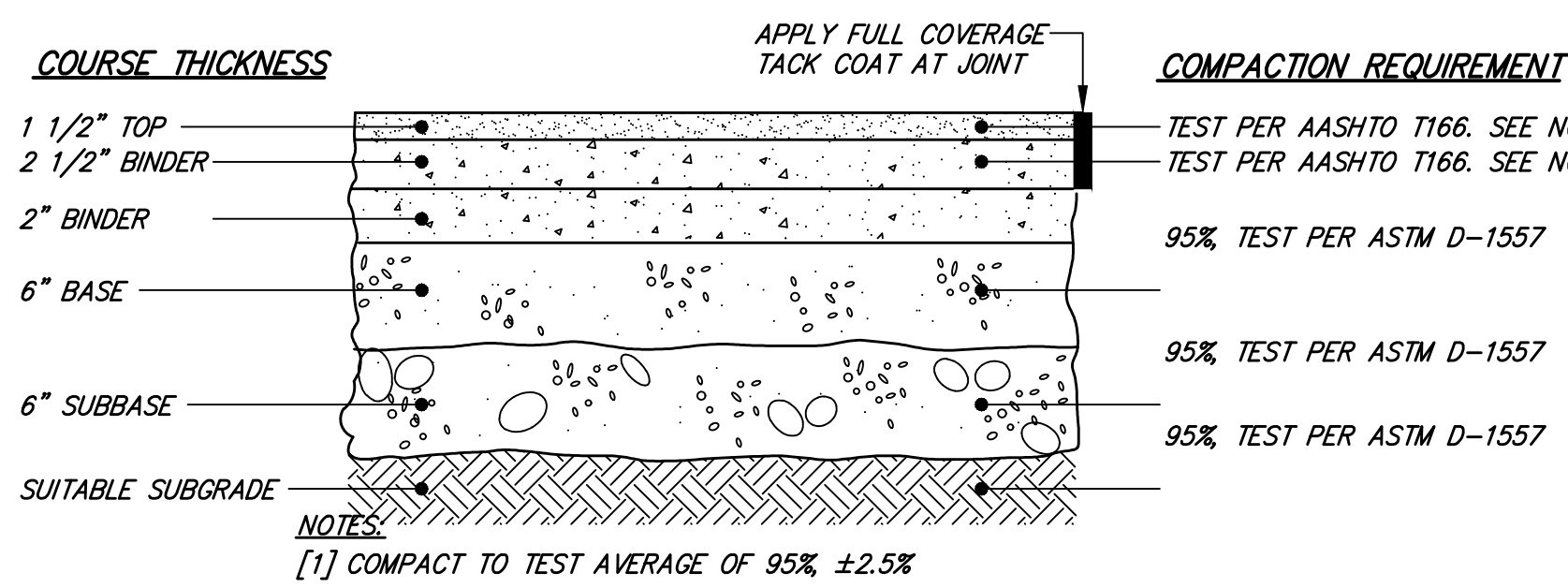
**HANDICAP RAMP**  
TYPICAL ISOMETRIC VIEW NOT TO SCALE



**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
NOT TO SCALE

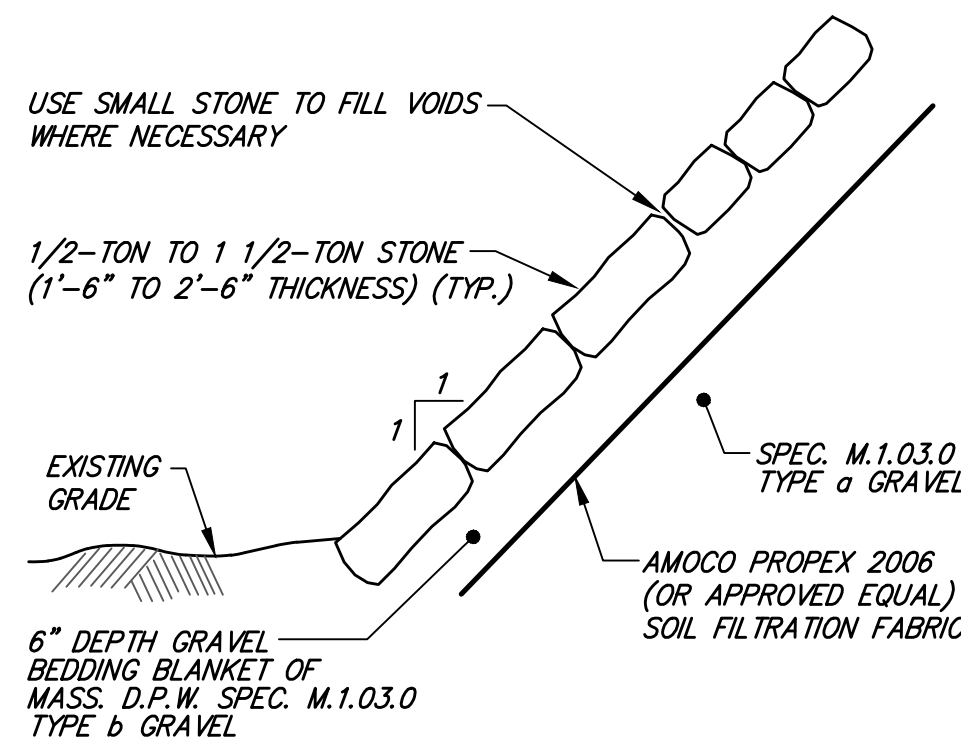


**FIRE HYDRANT ASSEMBLY**  
TYPICAL CROSS SECTION NOT TO SCALE

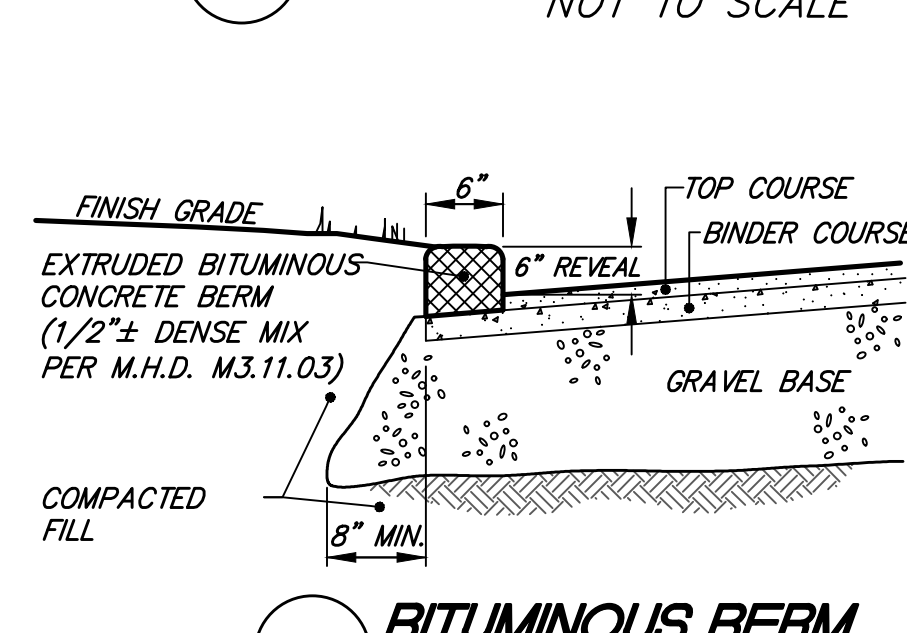


COURSE THICKNESS	COMPACTED REQUIREMENT
1 1/2" TOP	TEST PER AASHTO T166. SEE NOTE [1]
2 1/2" BINDER	TEST PER AASHTO T166. SEE NOTE [1]
2" BINDER	95% TEST PER ASTM D-1557
6" BASE	95% TEST PER ASTM D-1557
6" SUBBASE	95% TEST PER ASTM D-1557
SUITABLE SUBGRADE	95% TEST PER ASTM D-1557

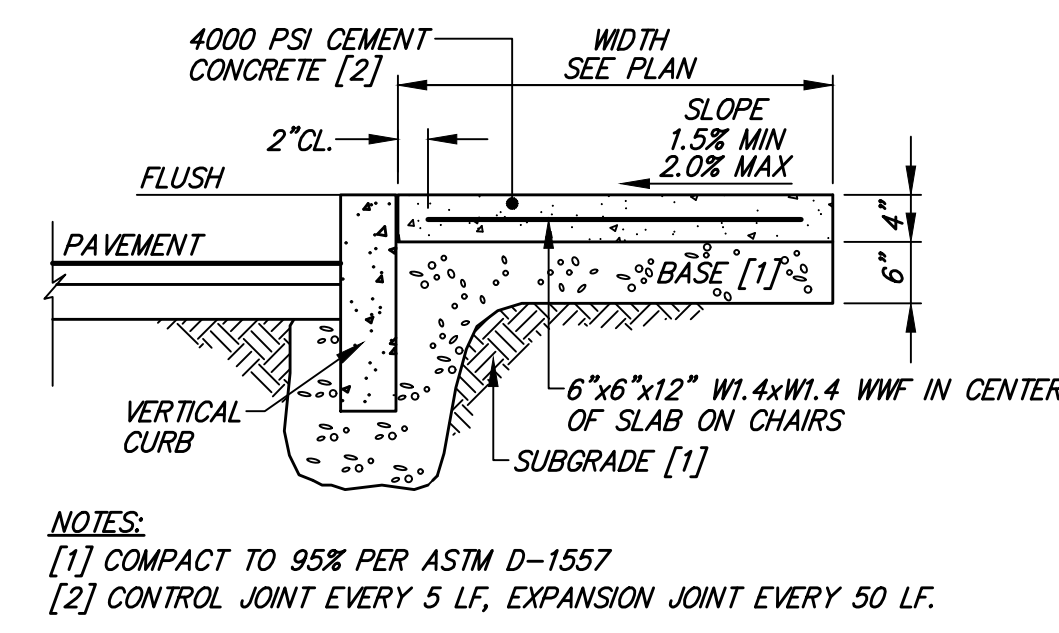
**BITUMINOUS CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION NOT TO SCALE



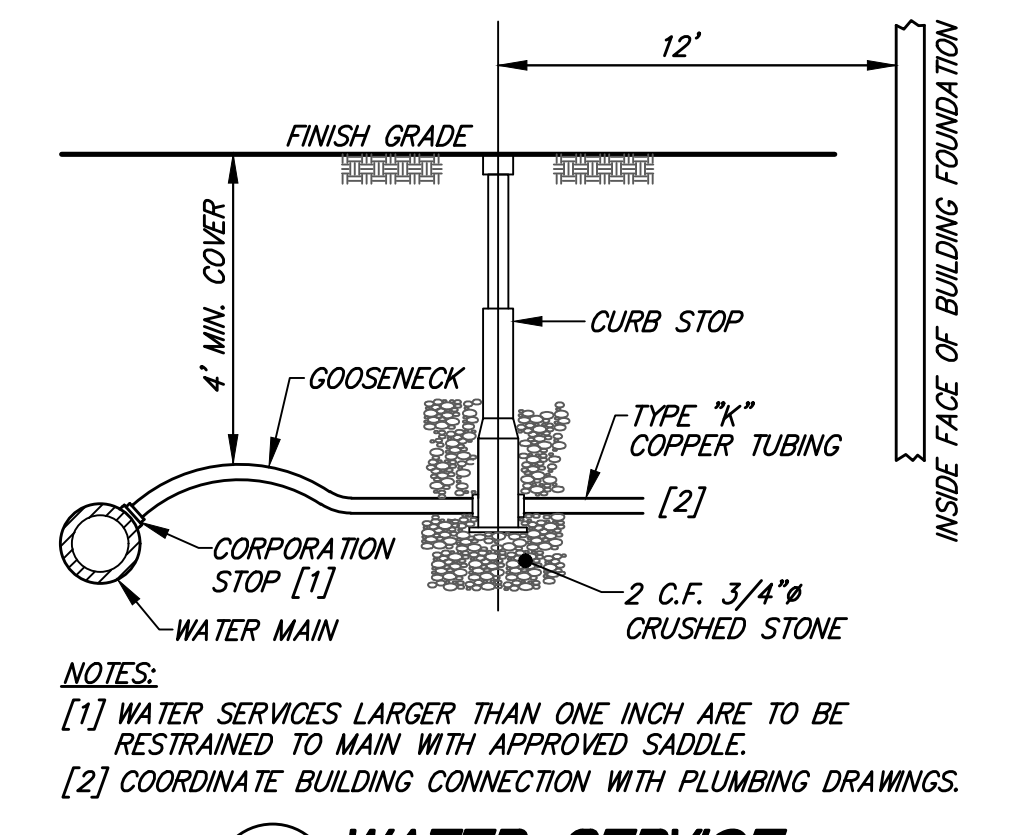
**RIPRAP SIDESLOPE**  
TYPICAL CROSS SECTION NOT TO SCALE



**BITUMINOUS BERM**  
CROSS SECTION NOT TO SCALE



**CEMENT CONCRETE WALK**  
CROSS SECTION NOT TO SCALE



**WATER SERVICE**  
TYPICAL PROFILE NOT TO SCALE

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

**PERMIT SITE PLAN**

Rowley, Massachusetts

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

PREPARED FOR:

**GATEWAY II REALTY TRUST OF 1997**

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				DRAWN BY:	CFB
				CHECK BY:	MC

**DETAILS SHEET**

PLOT DATE: May 31, 2023 3:13 pm  
PATH: F:\Civil 20 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp-uppr.dwg

LAYOUT: DET

SHEET: 6 OF 6

PROJECT NO.: 26696

**C-4**