

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY A FILING WITH THE TOWN OF ROWLEY PLANNING BOARD FOR SPECIAL PERMIT AND SITE PLAN REVIEW; AND ACCOMPANY A NOTICE OF INTENT TO BE FILED WITH THE TOWN OF ROWLEY CONSERVATION COMMISSION.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODESIC VERTICAL DATUM OF 1929.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
5. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE ROWLEY DEPARTMENT OF PUBLIC WORKS STANDARDS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
8. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
9. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
10. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
12. STANDARD PARKING SPACES ARE 9' X 18', TYPICAL SITE DRIVEWAYS ARE 24' WIDE. HANDICAP PARKING SPACES SHALL MEET ADA REQUIREMENTS.
13. WETLANDS SHOWN HEREON ARE FROM A PERMIT SITE PLAN BY MERIDIAN ASSOCIATES DATED 07/17/2019 AND WERE DELINEATED BY DEROSA ENVIRONMENTAL CONSULTING ON MARCH 14, 2019.

**GRADING AND UTILITY PLAN NOTES**

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
5. THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
7. CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS IN ACCORDANCE WITH APPLICABLE ADA AND MAAB REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - HANDICAPPED SPACES AND STRIPED AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.
  - HANDICAPPED RAMPS SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6 INCHES.
  - SIDEWALKS SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.
8. ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
9. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
10. AT LOCATIONS WHERE EXISTING PAVEMENT 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, AND SHALL SERVE AS THE LIMIT OF WORK WHERE INSTALLED.
17. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
18. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

**REGULATORY NOTES**

1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

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# PERMIT SITE PLAN

## LAND OFF FOREST RIDGE DRIVE

PARCEL# 7-17

ROWLEY, MASSACHUSETTS 01969

FOR

## GATEWAY II TRUST OF 1997

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

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

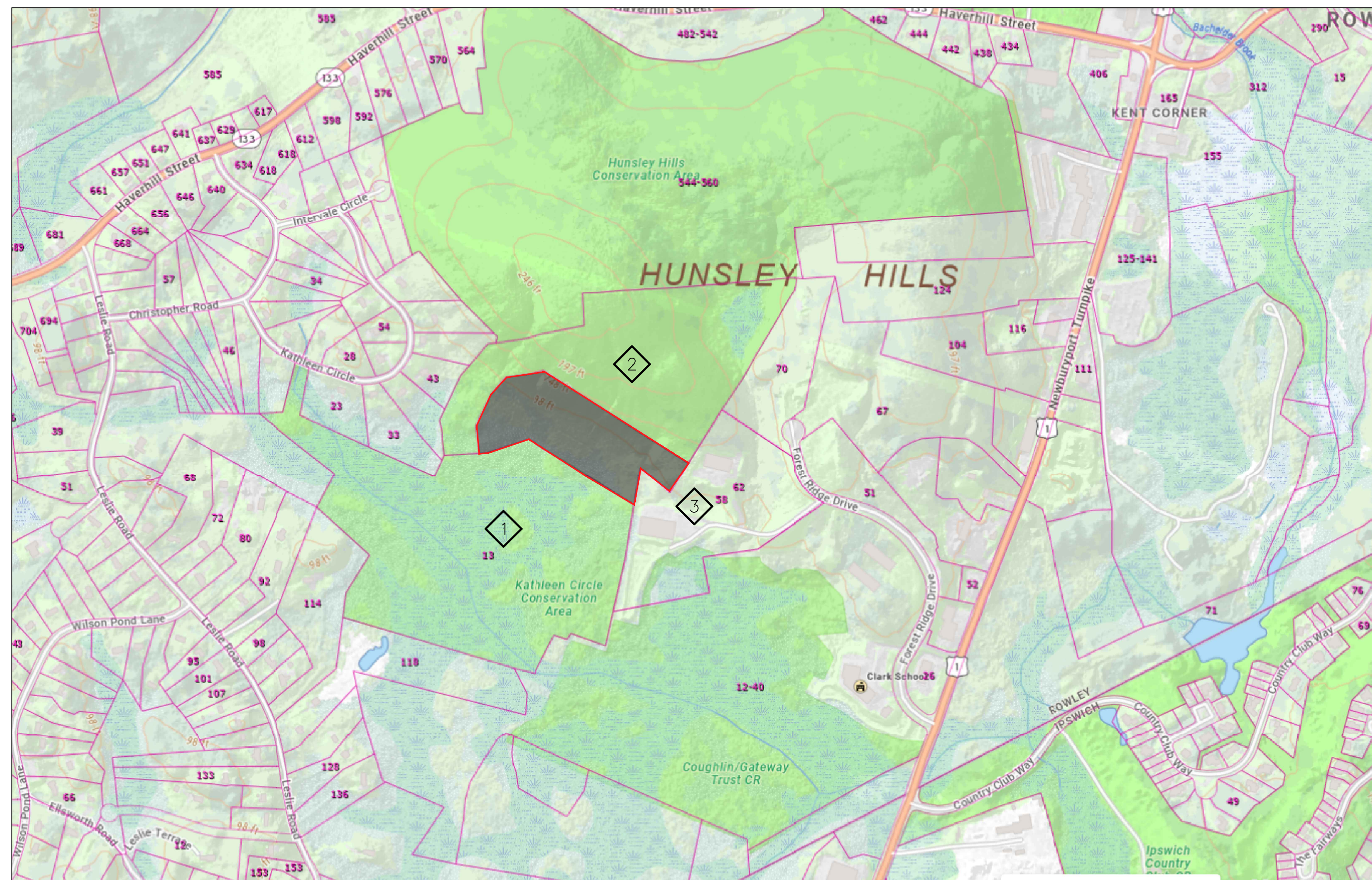
\_\_\_\_\_, CLERK OF THE TOWN OF ROWLEY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED IN THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY OF DEEDS USE ONLY



**EROSION CONTROL NOTES**

1. EARTHEN STOCKPILES NOT IN ACTIVE USE FOR MORE THAN 48 HOURS SHALL BE KEPT HYDROSEEDED OR COVERED.
2. STRIPPED TOPSOIL SHALL BE DEPOSITED INSIDE LEASE LINE OR IN AREA DESIGNATED, BUT IN ALL CASES EROSION CONTROLS SHALL BE INSTALLED AT THE TOE OF SLOPES TO PREVENT EROSION. LOAM PILES TO BE HYDROSEEDED OR COVERED.
3. CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION. ALL SOIL PILES NOT IN ACTIVE USE SHALL BE KEPT COVERED AND MOIST TO LIMIT DUST GENERATION. THE CONTRACTOR SHALL SUBMIT A DUST MANAGEMENT PLAN, FOR REVIEW AND ACCEPTANCE BY THE OWNER AND ROWLEY CONSERVATION AGENT, PRIOR TO COMMENCEMENT OF WORK. PARKING LOT AND STREET CLEANING SHALL BE DONE EVERY WEEK AS NEEDED. CONTINUOUSLY CLEAN DRIVES AND WALKS OF FALLEN OR WIND BLOWN DEBRIS.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A DAILY BASIS AND MAINTAINED IN GOOD REPAIR AND REPLACED IF NECESSARY THROUGHOUT THE COURSE OF CONSTRUCTION. ACCUMULATED SEDIMENT TO BE REMOVED AFTER EACH RAINFALL AND AS OTHERWISE NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT CONTROLS. FILTERSOCK SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM WASHING OFF THE SITE. SILT SACKS, CRUSHED STONE AND EROSION CONTROL TUBES SHALL BE PLACED AROUND CATCH BASINS AND STORM INLETS TO PREVENT SEDIMENT FROM WASHING INTO THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED WHEN APPROVED BY THE TOWN OF ROWLEY.
6. EROSION CONTROLS SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR TO INSTALL ADDITIONAL CONTROLS AS NEEDED TO ENSURE THAT NO SEDIMENTATION OCCURS BEYOND THE LIMIT OF WORK LINE. UPON COMPLETION OF GRADING, ALL AREAS SHALL BE LOAMED AND SEEDED OR HAY MULCHED OR SEEDED WITH RYE GRASS, AS REQUIRED.
7. AFTER REMOVAL OF STRUCTURES, NO EXCAVATION OR ANY SLOPE ON THE SITE SHALL BE LEFT STEEPER THAN 2:1, UNLESS OTHERWISE NOTED.
8. ALL EXPOSED SURFACES NOT COVERED WITH LANDSCAPING OR PAVEMENT SHALL HAVE 1-INCH OF STRAW MULCH STREWN OVER THE AREAS TO PROTECT AGAINST EROSION AND WIND BLOWN DUST.
9. SEE LANDSCAPE PLANS FOR TREE PROTECTION & DETAILS.
10. DURING THE PRE-CONSTRUCTION MEETING WITH THE ROWLEY CONSERVATION COMMISSION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF CONSTRUCTION SITE BEST MANAGEMENT PRACTICES TO INCLUDE: CONCRETE/STUCCO WASHOUT BASIN, CONSTRUCTION DEBRIS DUMPSTER, WORKERS SANITARY FACILITIES, DUST MANAGEMENT PLAN AND SPILL CONTAINMENT KIT.

**PERMIT SITE PLAN**

Land Off Forest Ridge Dr.  
Rowley, MA 01969

ASSESSORS:  
**PARCEL IDS**  
7-17  
LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:  
**GATEWAY II 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 |
| 3           | CFB | CEW      | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
| 2           | CFB | CEW      | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1           | CFB | CEW      | 08/08/23 | RESPONSE TO 7-11 PEER REV. |
| DATE:       |     | 06/14/23 |          | DESIGN BY: CEW             |
| SCALE:      |     |          |          | DRAWN BY: CFB              |
| APPRVD. BY: |     | CEW      |          | CHECK BY: MC               |

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

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

LAND SURVEYORS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MASSACHUSETTS 01923

CIVIL ENGINEERS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MASSACHUSETTS 01923

APPROVED BY THE  
ROWLEY PLANNING BOARD

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

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

**TITLE SHEET**

POST DATE: Sep 13, 2023 10:30 am  
PATH: P:\GIS\20 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp1\_ts.twg

LAYOUT: TS (2)

SHEET: 1 OF 12

PROJECT NO.: 26696

**C0**

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  
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**APPROVED BY THE  
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 (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION AND BELIEF, THAT THIS PLAN WAS  
 PREPARED IN ACCORDANCE WITH THE RULES AND  
 REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

**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 83). 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, PAROLE EVIDENCE FROM OWNER, AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION 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.
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**PERMIT  
 SITE  
 PLAN**

Land Off Forest Ridge Dr.  
 Rowley, MA 01969

ASSESSORS:  
 PARCEL IDS  
 7-17  
 LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:  
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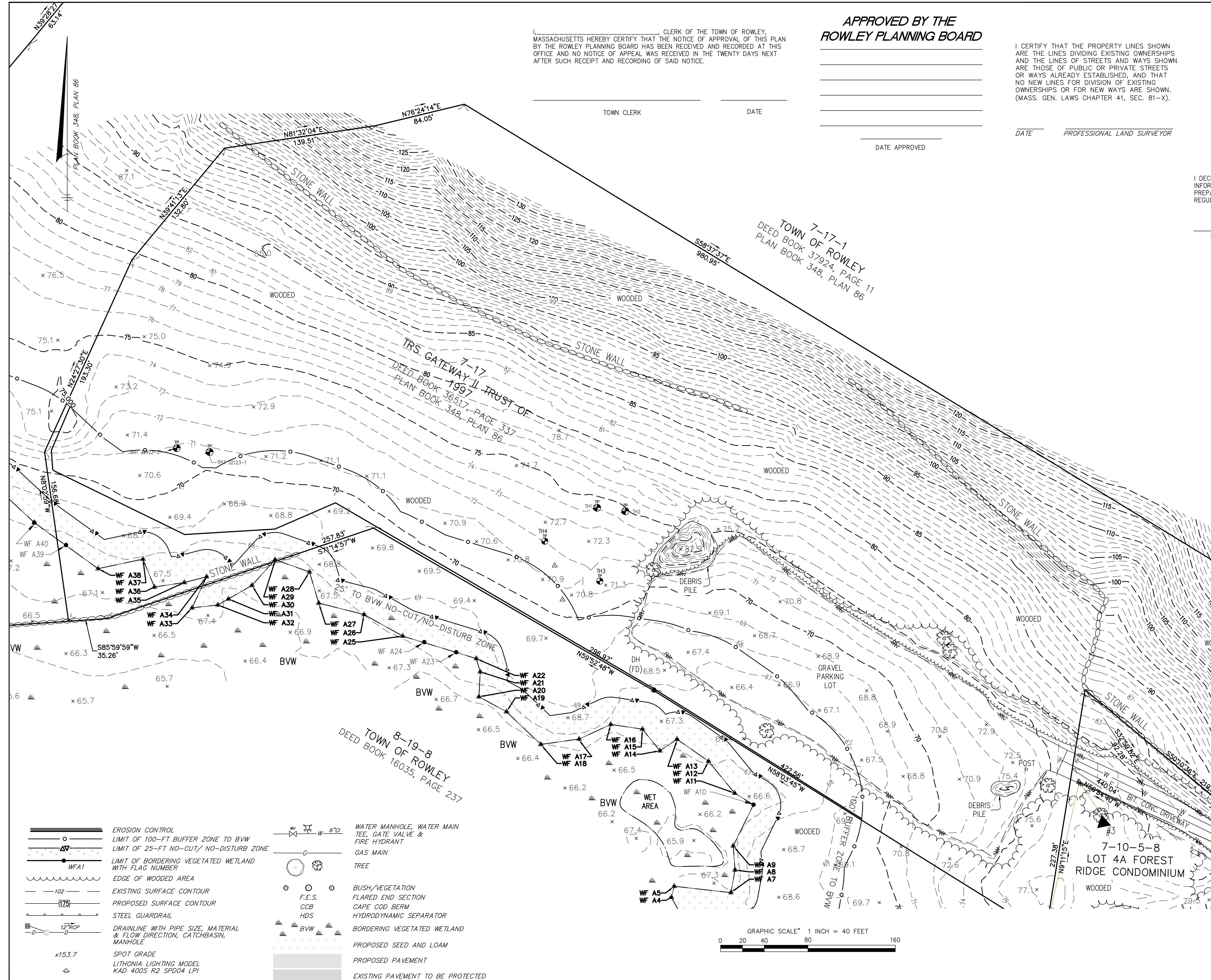


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| 3   | CFB | CEW | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
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**EXISTING  
 CONDITIONS  
 PLAN**

PLOT DATE: Sep 13, 2023 10:29 am  
 PATH: P:\Gis\20 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696ec (engcopy).dwg  
 LAYOUT: XX01A  
 SHEET: 2 OF 12  
 PROJECT NO.: 26696



- EROSION CONTROL
- LIMIT OF 100-FT BUFFER ZONE TO BVW
- LIMIT OF 25-FT NO-CUT/ NO-DISTURB ZONE
- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- EDGE OF WOODED AREA
- EXISTING SURFACE CONTOUR
- PROPOSED SURFACE CONTOUR
- STEEL 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
- FLARED END SECTION
- CAPE COD BERM
- HYDRODYNAMIC SEPARATOR
- BORDERING VEGETATED WETLAND
- PROPOSED SEED AND LOAM
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE PROTECTED

PLAN BOOK 348, PLAN 86

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TOWN CLERK

DATE

DATE APPROVED

DATE

PROFESSIONAL LAND SURVEYOR

FOR REGISTRY OF DEEDS USE ONLY

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Land Off Forest Ridge Dr.  
Rowley, MA 01969

ASSESSORS:  
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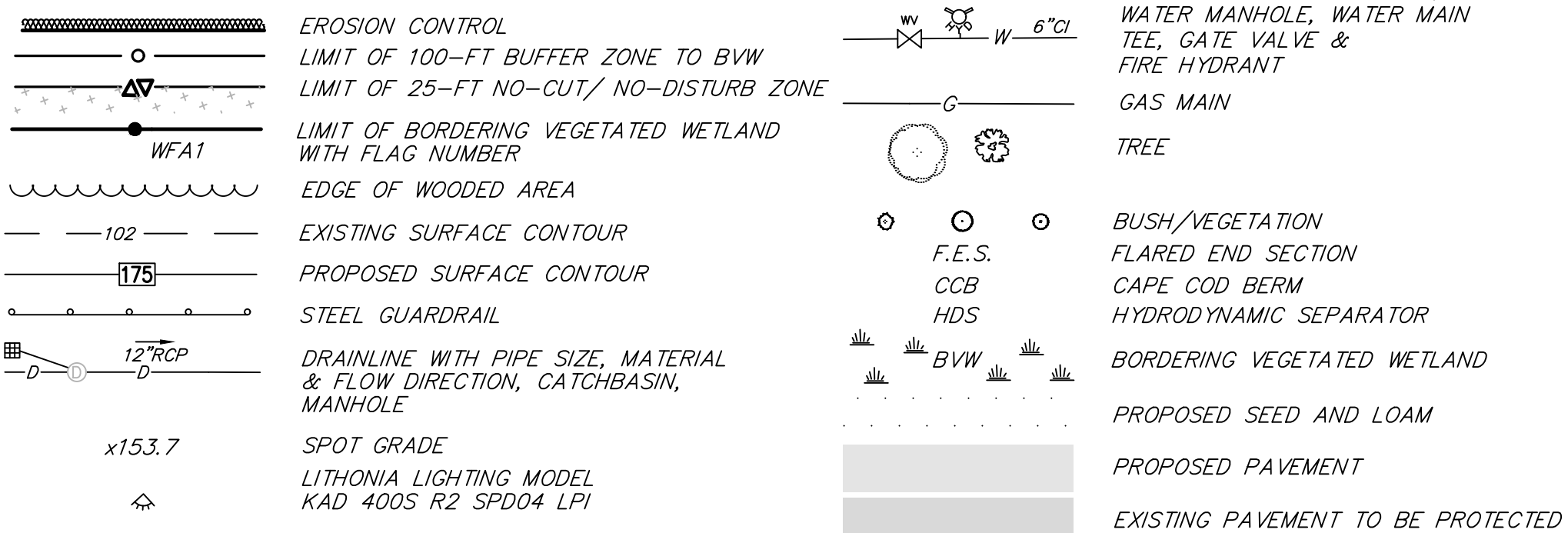
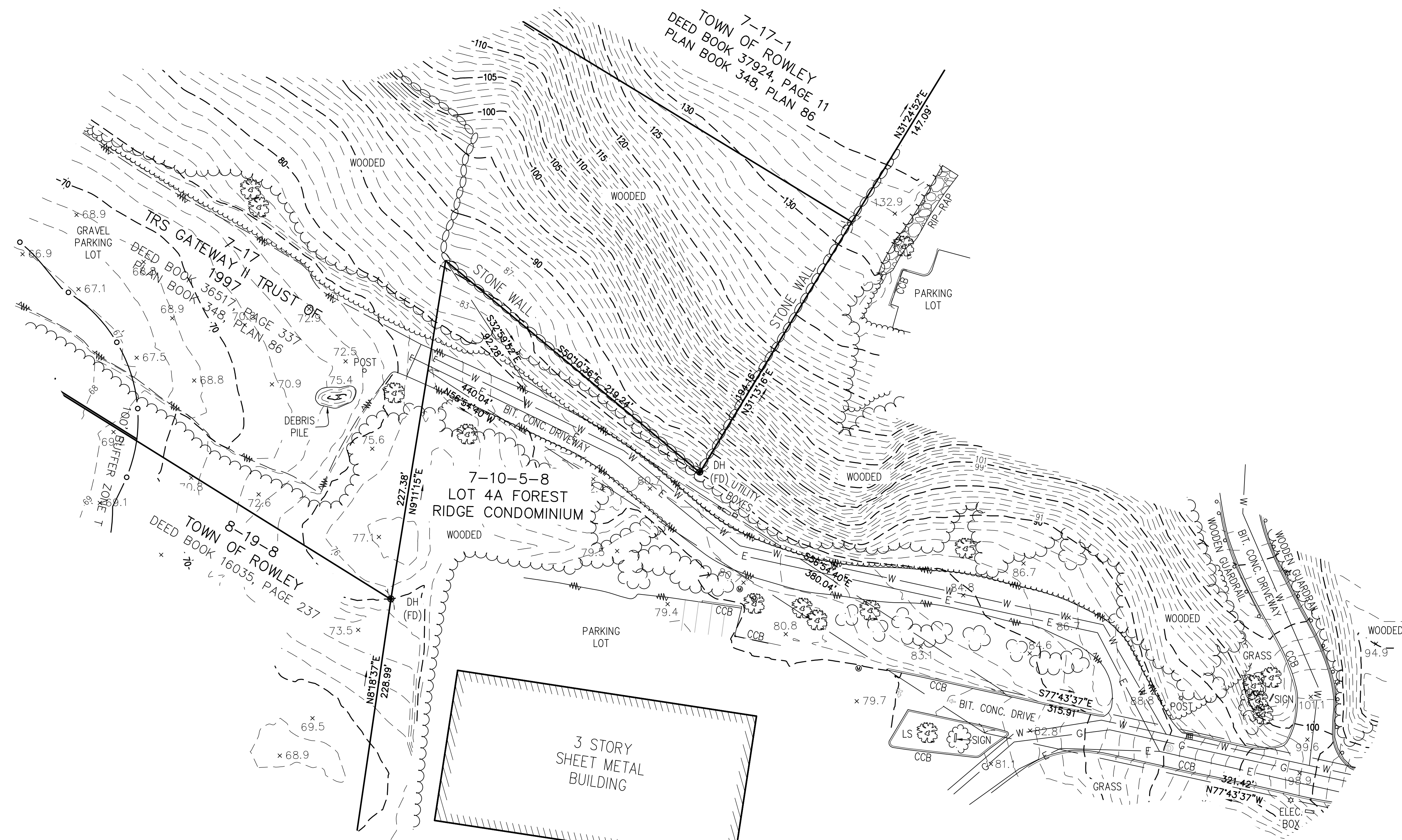
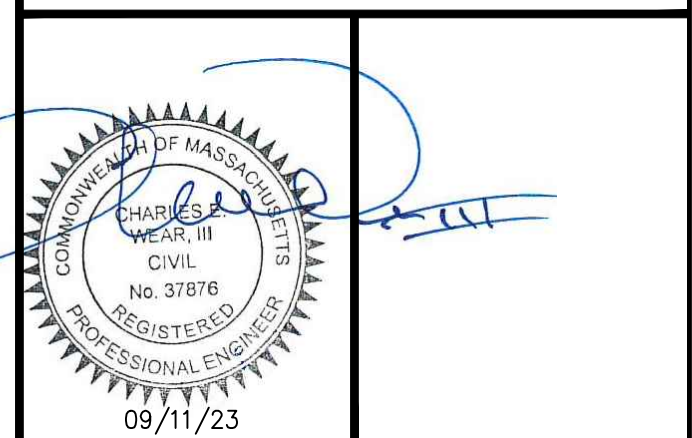
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| APPRVD. BY: CEW CHECK BY: MC  |     |     |          |                            |

EXISTING  
CONDITIONS  
PLAN

PROJECT NO.: 26696

DWG: 26696ec (engcopy).dwg  
LAYOUT: EC (2)  
SHEET: 3 OF 12  
E2

CLERK OF THE TOWN OF ROWLEY,  
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APPROVED BY THE  
 ROWLEY PLANNING BOARD

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

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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

7-17-1  
 TOWN OF ROWLEY  
 DEED BOOK 37924, PAGE 11  
 PLAN BOOK 348, PLAN 86

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION AND BELIEF, THAT THIS PLAN WAS  
 PREPARED IN ACCORDANCE WITH THE RULES AND  
 REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

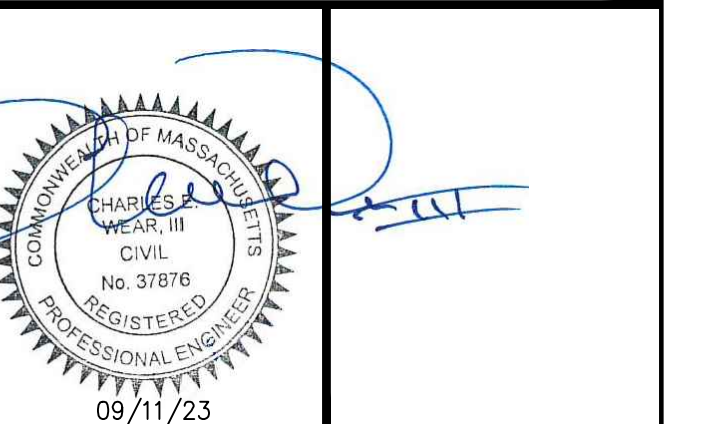
ASSESSORS:  
 PARCEL IDS  
 7-17  
 LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:  
**GATEWAY II  
 TRUST  
 OF 1997**  
 239 Western Ave.  
 Essex, MA 01929

**PARKING COUNT**  
**INDUSTRIAL:**  
 • 1 SPACE PER 1000SF PLUS 1 SPACE  
 PER EMPLOYEE  
 • 2 EMPLOYEES PER 1000SF  
 • 3 TOTAL SPACES PER 1000SF  
 67,200SF TOTAL BUILDING FOOTPRINT  
 $\frac{67200}{1000} = 67.2 \times 3 = 201.6$   
**202 SPACES REQUIRED**  
 ADA: 201-300 SPACES = 7 HANDICAP  
 REQUIRED PARKING = 202 SPACES  
 7 HANDICAP  
 PROVIDED PARKING = 204 SPACES  
 7 HANDICAP

**LAYOUT NOTES:**  
 1) SEE SHEET C-5 FOR SNOW  
 STORAGE

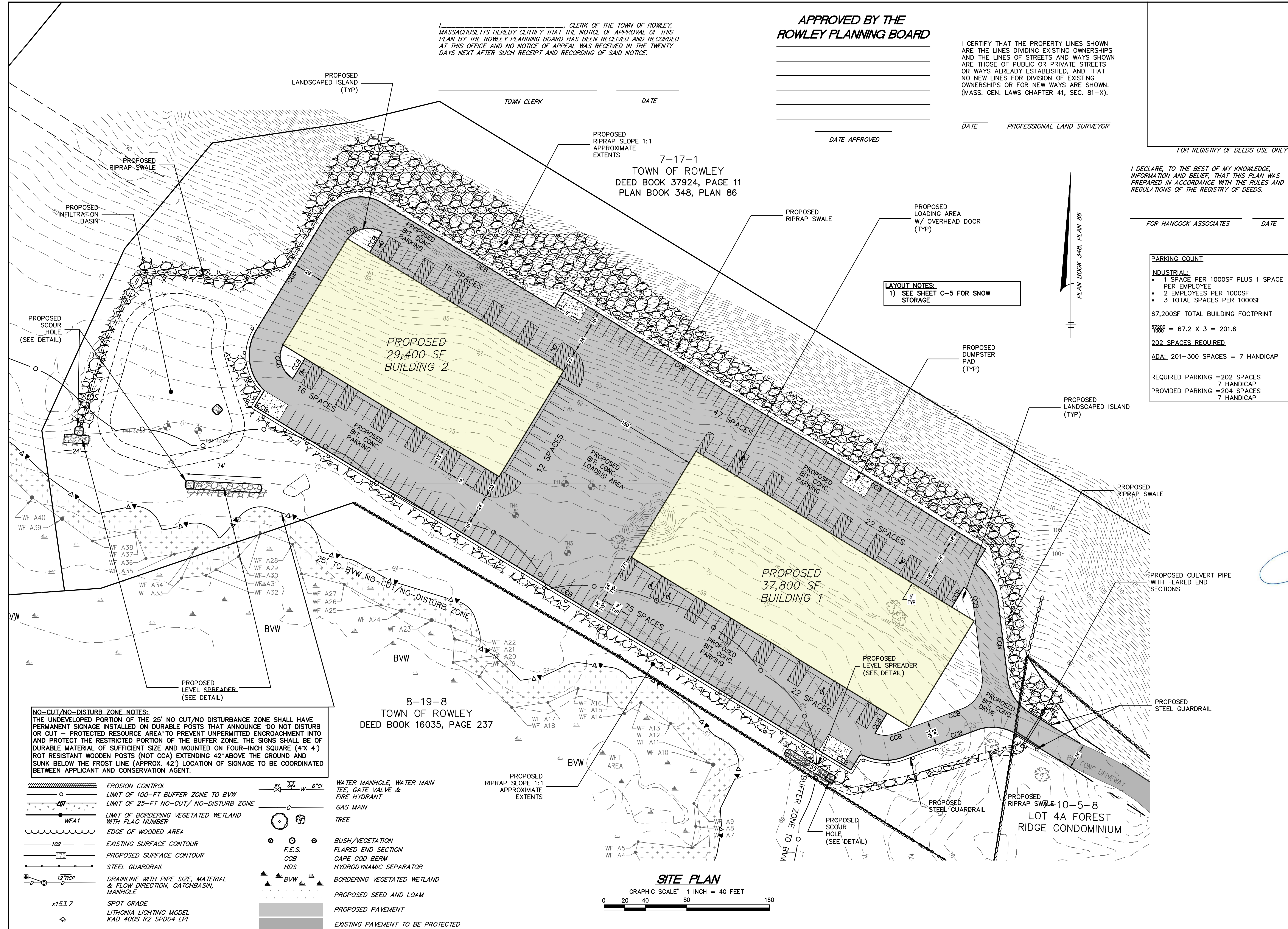
**HANCOCK  
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 185 CENTRE STREET, DANVERS, MA 01923  
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 WWW.HANCOCKASSOCIATES.COM



| NO. | BY  | APP | DATE     | ISSUE/REVISION DESCRIPTION |
|-----|-----|-----|----------|----------------------------|
| 3   | CFB | CEW | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
| 2   | CFB | CEW | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1   | CFB | CEW | 08/08/23 | RESPONSE TO 7-11 PEER REV. |

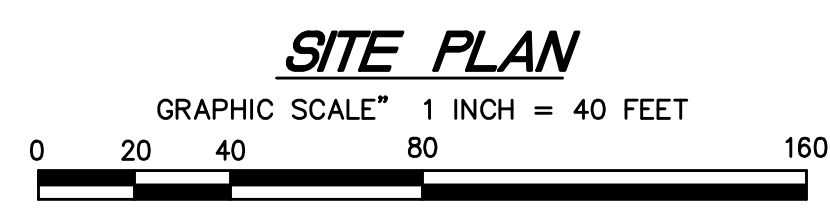
DATE: 06/14/23 DESIGN BY: CEW  
 SCALE: 1" = 40' DRAWN BY: CFB  
 APPRVD. BY: CEW CHECK BY: MC

**LAYOUT AND  
 MATERIALS  
 PLAN**  
 PLOT DATE: Sep 13, 2023 1:35 pm  
 PLOT: P:\Gis\20 Projects\26696-Gateway-Rowley\Eng\DWG\  
 DWG: 26696psp1\_Lm.dwg  
 LAYOUT: LM  
 SHEET: 4 OF 12  
 PROJECT NO.: **26696**



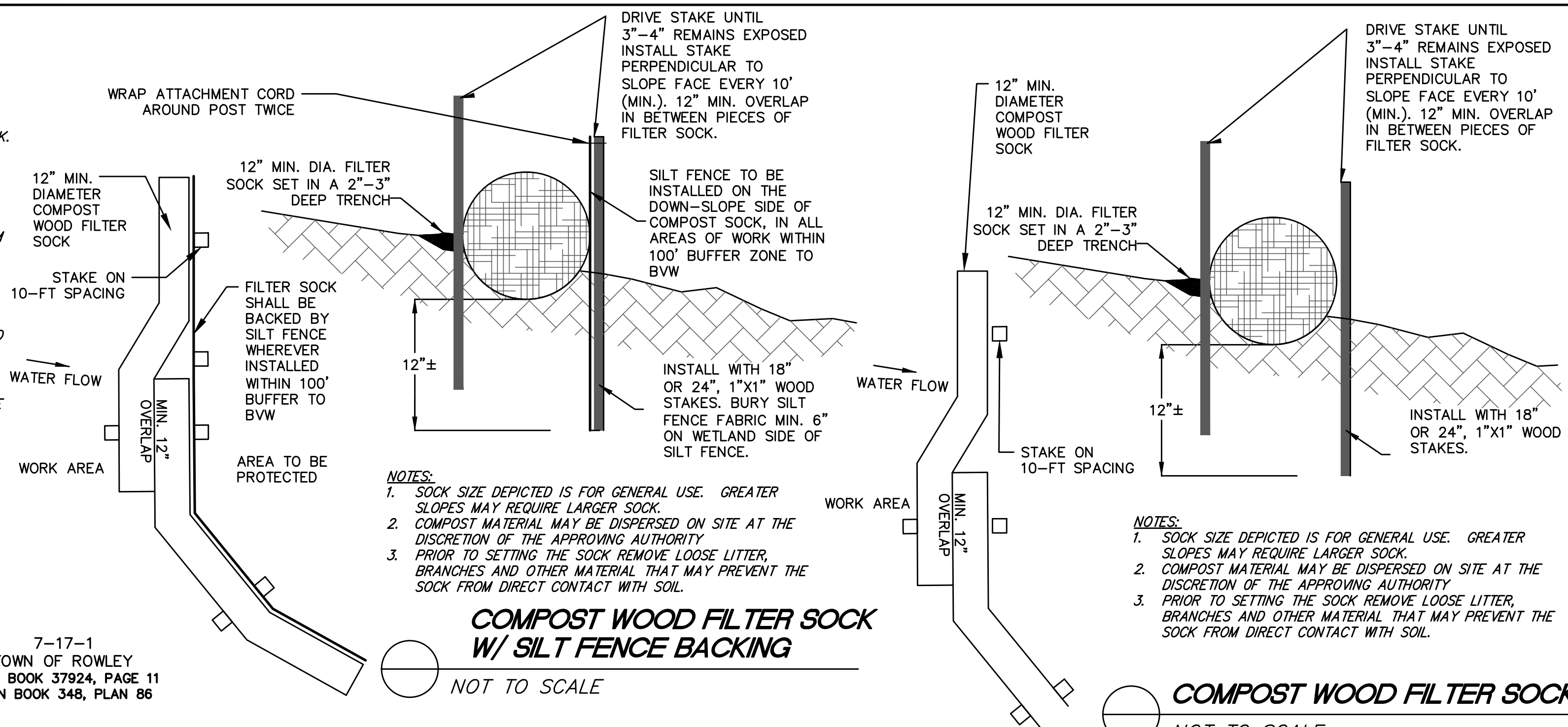
**NO-CUT/NO-DISTURB ZONE NOTES:**  
 THE UNDEVELOPED PORTION OF THE 25' NO CUT/NO DISTURBANCE ZONE SHALL HAVE  
 PERMANENT SIGNAGE INSTALLED ON DURABLE POSTS THAT ANNOUNCE 'DO NOT DISTURB  
 OR CUT - PROTECTED RESOURCE AREA' TO PREVENT UNPERMITTED ENCROACHMENT INTO  
 AND PROTECT THE RESTRICTED PORTION OF THE BUFFER ZONE. THE SIGNS SHALL BE OF  
 DURABLE MATERIAL OF SUFFICIENT SIZE AND MOUNTED ON FOUR-INCH SQUARE (4" X 4")  
 ROT RESISTANT WOODEN POSTS (NOT CCA) EXTENDING 42' ABOVE THE GROUND AND  
 SUNK BELOW THE FROST LINE (APPROX. 42") LOCATION OF SIGNAGE TO BE COORDINATED  
 BETWEEN APPLICANT AND CONSERVATION AGENT.

- EROSION CONTROL
- LIMIT OF 100-FT BUFFER ZONE TO BVW
- LIMIT OF 25-FT NO-CUT/ NO-DISTURB ZONE
- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- EDGE OF WOODED AREA
- EXISTING SURFACE CONTOUR
- PROPOSED SURFACE CONTOUR
- STEEL 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
- FLARED END SECTION
- CAPE COD BERM
- HYDRODYNAMIC SEPARATOR
- BORDERING VEGETATED WETLAND
- PROPOSED SEED AND LOAM
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE PROTECTED



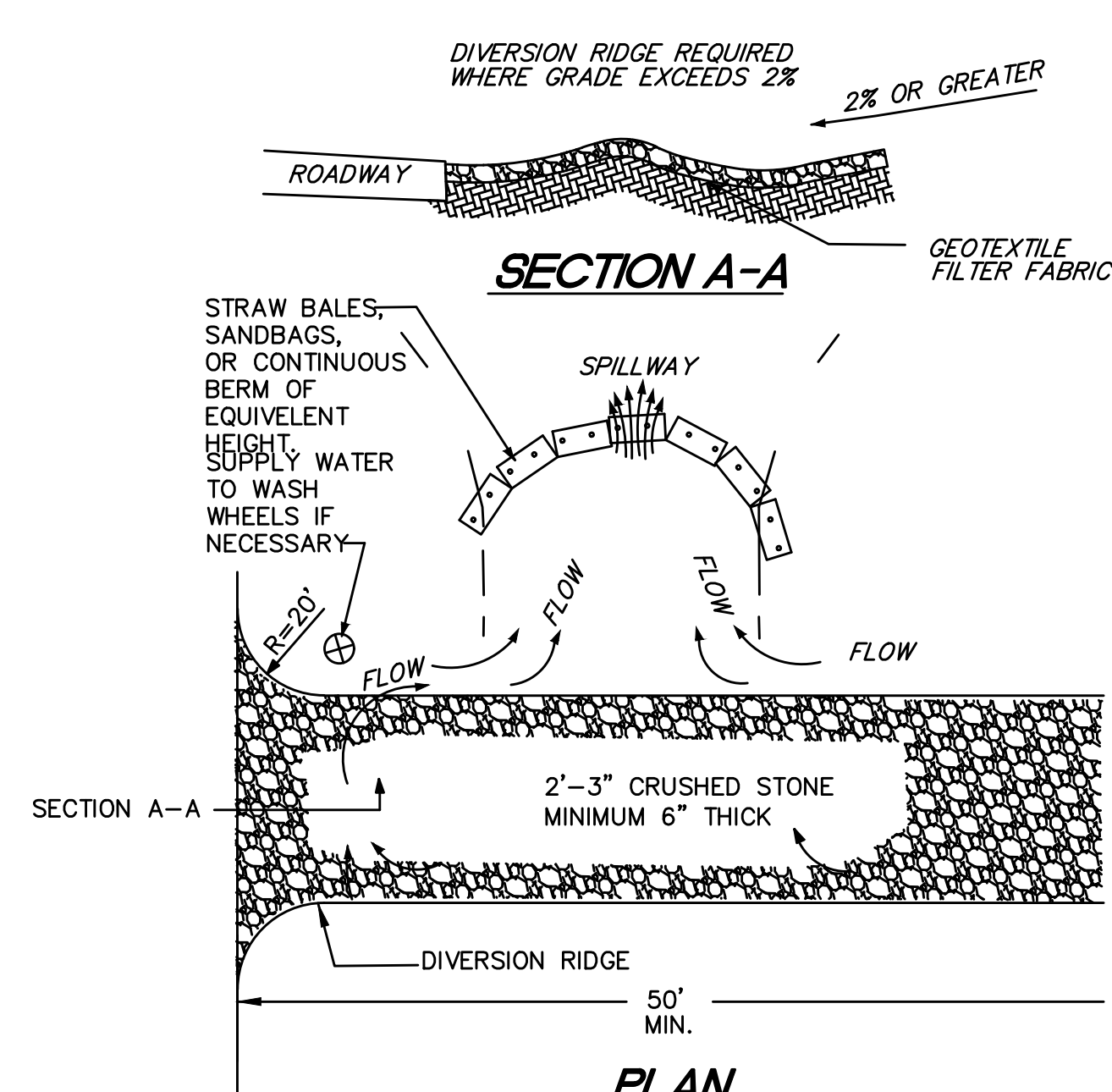
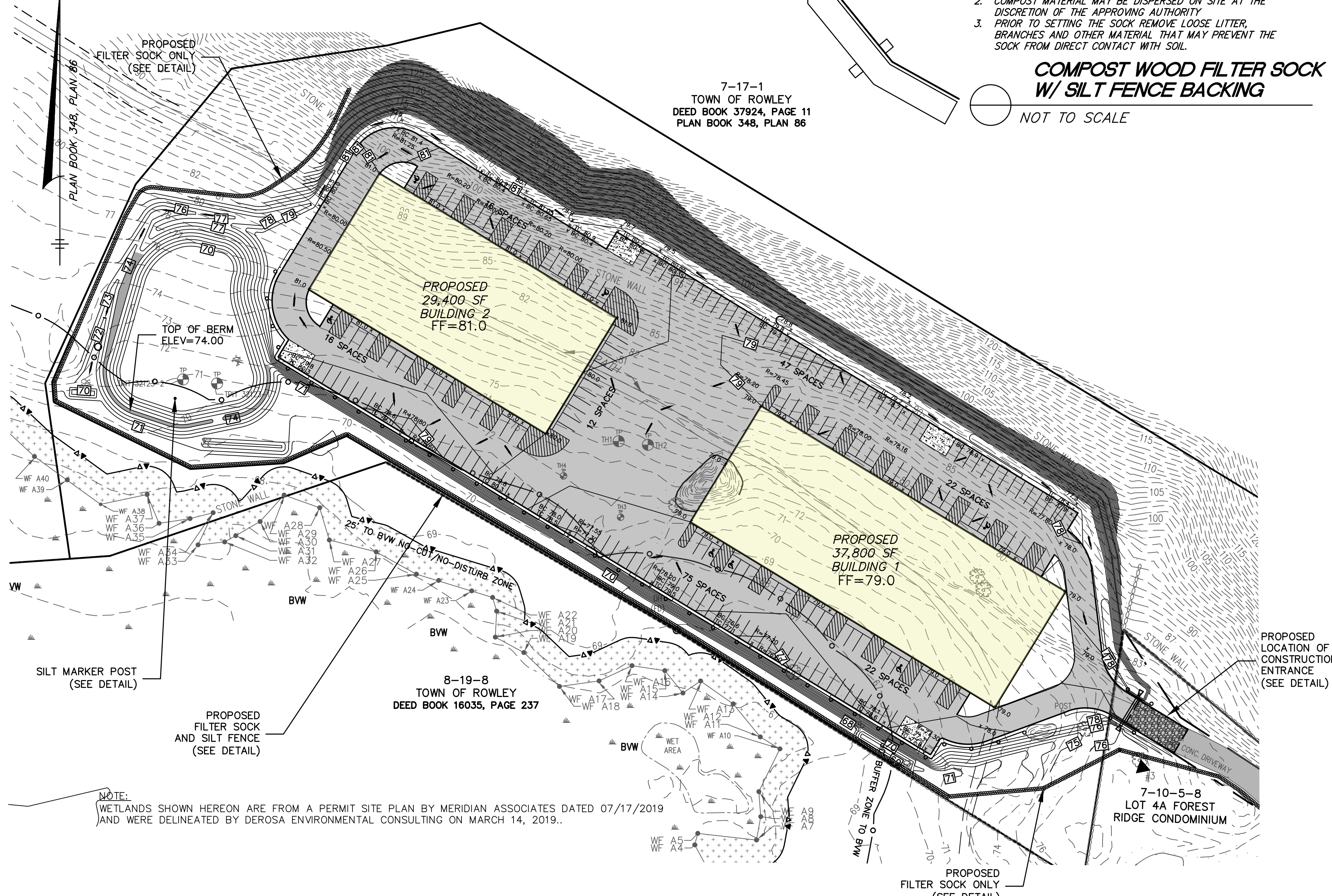
**EROSION CONTROL NOTES**

1. EARTHEN STOCKPILES NOT IN ACTIVE USE FOR MORE THAN 48 HOURS SHALL BE KEPT HYDROSEEDDED OR COVERED.
2. STRIPPED TOPSOIL SHALL BE DEPOSITED INSIDE LEASE LINE OR IN AREA DESIGNATED, BUT IN ALL CASES EROSION CONTROLS SHALL BE INSTALLED AT THE TOE OF SLOPES TO PREVENT EROSION. LOAM PILES TO BE HYDROSEEDDED OR COVERED.
3. CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION. ALL SOIL PILES NOT IN ACTIVE USE SHALL BE KEPT COVERED AND MOIST TO LIMIT DUST GENERATION. THE CONTRACTOR SHALL SUBMIT A DUST MANAGEMENT PLAN, FOR REVIEW AND ACCEPTANCE BY THE OWNER AND ROWLEY CONSERVATION COMMISSION, PRIOR TO COMMENCEMENT OF WORK. PARKING LOT AND STREET CLEANING SHALL BE DONE EVERY WEEK AS NEEDED. CONTINUOUSLY CLEAN DRIVES AND WALKS OF FALLEN OR WIND BLOWN DEBRIS.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A DAILY BASIS AND MAINTAINED IN GOOD REPAIR AND REPLACED IF NECESSARY THROUGHOUT THE COURSE OF CONSTRUCTION. ACCUMULATED SEDIMENT TO BE REMOVED AFTER EACH RAINFALL AND AS OTHERWISE NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT CONTROLS. FILTERSOCK SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM WASHING OFF THE SITE. SILT SACKS, CRUSHED STONE, AND EROSION CONTROL TUBES SHALL BE PLACED AROUND CATCH BASINS AND STORM INLETS TO PREVENT SEDIMENT FROM WASHING INTO THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED WHEN APPROVED BY THE TOWN OF ROWLEY.
6. EROSION CONTROLS SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR TO INSTALL ADDITIONAL CONTROLS AS NEEDED TO ENSURE THAT NO SEDIMENTATION OCCURS BEYOND THE LIMIT OF WORK LINE. UPON COMPLETION OF GRADING, ALL AREAS SHALL BE LOAMED AND SEEDDED OR HAY MULCHED OR SEEDDED WITH RYE GRASS, AS REQUIRED.
7. AFTER REMOVAL OF STRUCTURES, NO EXCAVATION OR ANY SLOPE ON THE SITE SHALL BE LEFT STEEPER THAN 2:1, UNLESS OTHERWISE NOTED.
8. ALL EXPOSED SURFACES NOT COVERED WITH LANDSCAPING OR PAVEMENT SHALL HAVE 1-INCH OF STRAW MULCH STREWN OVER THE AREAS TO PROTECT AGAINST EROSION AND WIND BLOWN DUST.
9. SEE LANDSCAPE PLANS FOR TREE PROTECTION & DETAILS.
10. DURING THE PRE-CONSTRUCTION MEETING WITH THE ROWLEY CONSERVATION COMMISSION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF CONSTRUCTION SITE BEST MANAGEMENT PRACTICES TO INCLUDE: CONCRETE/STUCCO WASHOUT BASIN, CONSTRUCTION DEBRIS DUMPSTER, WORKERS SANITARY FACILITIES, DUST MANAGEMENT PLAN AND SPILL CONTAINMENT KIT.



**COMPOST WOOD FILTER SOCK W/ SILT FENCE BACKING**  
NOT TO SCALE

**COMPOST WOOD FILTER SOCK**  
NOT TO SCALE



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

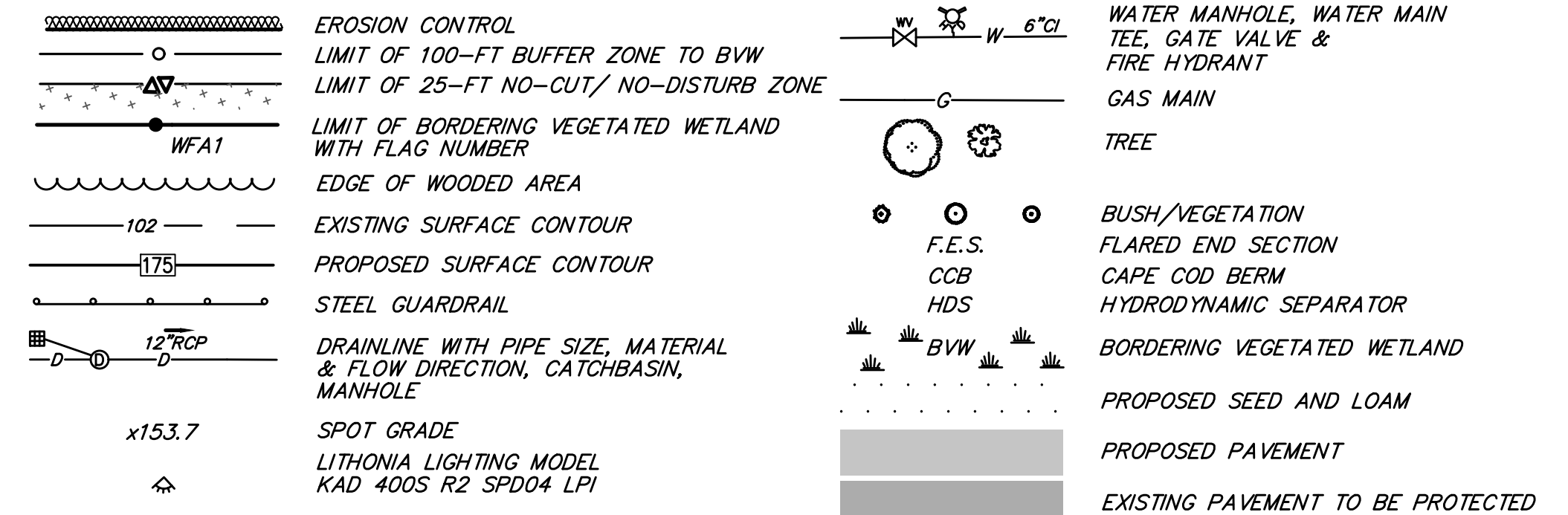
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
NOT TO SCALE

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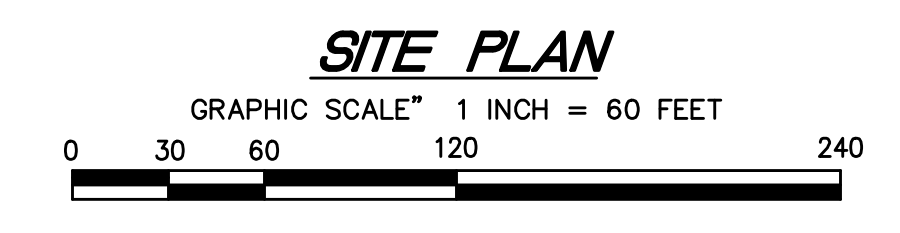
DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

**APPROVED BY THE ROWLEY PLANNING BOARD**

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



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THE UNDEVELOPED PORTION OF THE 25' NO CUT/NO DISTURBANCE ZONE SHALL HAVE PERMANENT SIGNAGE INSTALLED ON DURABLE POSTS THAT ANNOUNCE "DO NOT DISTURB OR CUT - PROTECTED RESOURCE AREA" TO PREVENT UNPERMITTED ENCROACHMENT INTO AND PROTECT THE RESTRICTED PORTION OF THE BUFFER ZONE. THE SIGNS SHALL BE OF DURABLE MATERIAL OF SUFFICIENT SIZE AND MOUNTED ON FOUR-INCH SQUARE (4" X 4") ROT RESISTANT WOODEN POSTS (NOT CCA) EXTENDING 42" ABOVE THE GROUND AND SUNK BELOW THE FROST LINE (APPROX. 42") LOCATION OF SIGNAGE TO BE COORDINATED BETWEEN APPLICANT AND CONSERVATION AGENT.



**SITE PLAN**

**PERMIT SITE PLAN**

Land Off Forest Ridge Dr.  
Rowley, MA 01969

FOR REGISTRY OF DEEDS USE ONLY

ASSESSORS: \_\_\_\_\_

PARCEL IDS: 7-17  
LAND OFF FOREST RIDGE DRIVE

PREPARED FOR: **GATEWAY II 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

DATE: 06/14/23 DESIGN BY: CEW  
SCALE: 1" = 60' DRAWN BY: CFB  
APPRVD. BY: CEW CHECK BY: MC

**EROSION CONTROL PLAN**

PROJECT NO.: 26696

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

TOWN CLERK \_\_\_\_\_ 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  
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DATE APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

7-17-1  
 TOWN OF ROWLEY  
 DEED BOOK 37924, PAGE 11  
 PLAN BOOK 348, PLAN 86

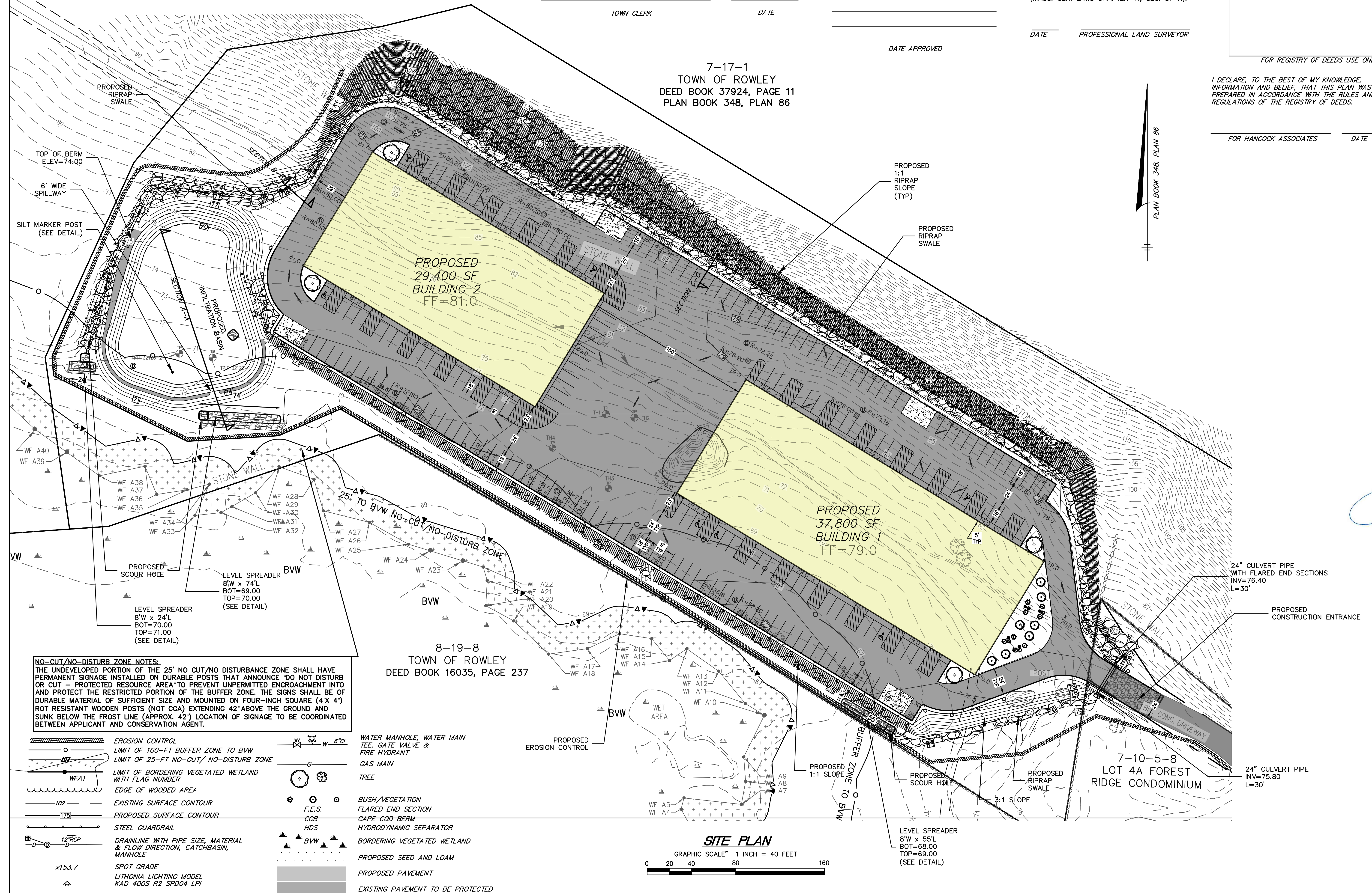
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FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSORS:  
 PARCEL IDS  
 7-17  
 LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:  
**GATEWAY II  
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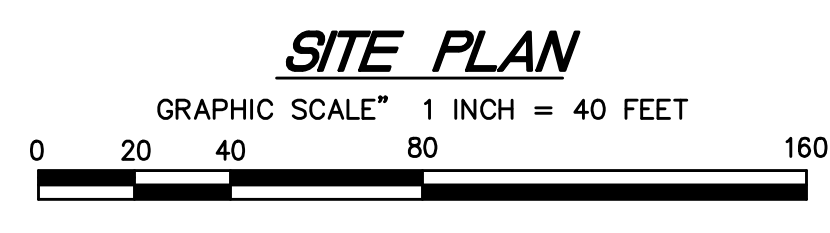
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8-19-8  
 TOWN OF ROWLEY  
 DEED BOOK 16035, PAGE 237

7-10-5-8  
 LOT 4A FOREST  
 RIDGE CONDOMINIUM

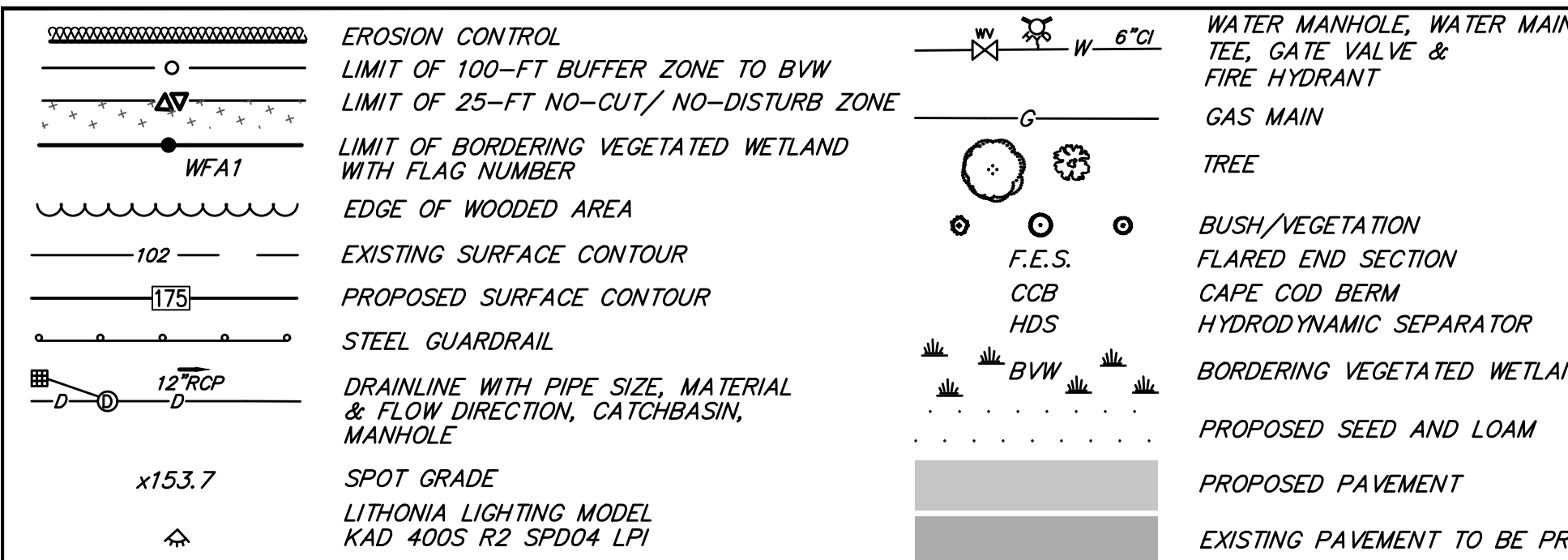


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| NO. | BY  | APP | DATE     | ISSUE/REVISION DESCRIPTION |
|-----|-----|-----|----------|----------------------------|
| 3   | CFB | CEW | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
| 2   | CFB | CEW | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1   | CFB | CEW | 08/08/23 | RESPONSE TO 7-11 PEER REV. |

**GRADING PLAN**  
 DATE: 06/14/23 DESIGN BY: CEW  
 SCALE: 1" = 40' DRAWN BY: CFB  
 APPROVD. BY: CEW CHECK BY: MC  
 DWG: 26696psp1\_gds.dwg  
 LAYOUT: GD  
 SHEET: 6 OF 12  
 PROJECT NO.: 26696

**C-3**



CLERK OF THE TOWN OF ROWLEY,  
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE APPROVED \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

**PERMIT  
 SITE  
 PLAN**

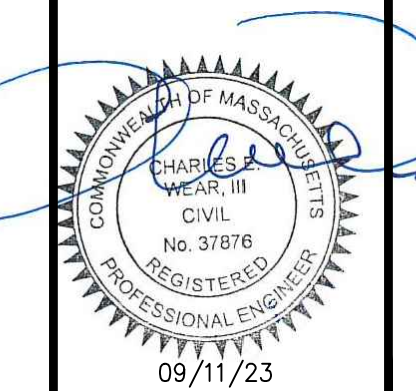
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ASSESSORS:  
 PARCEL IDS  
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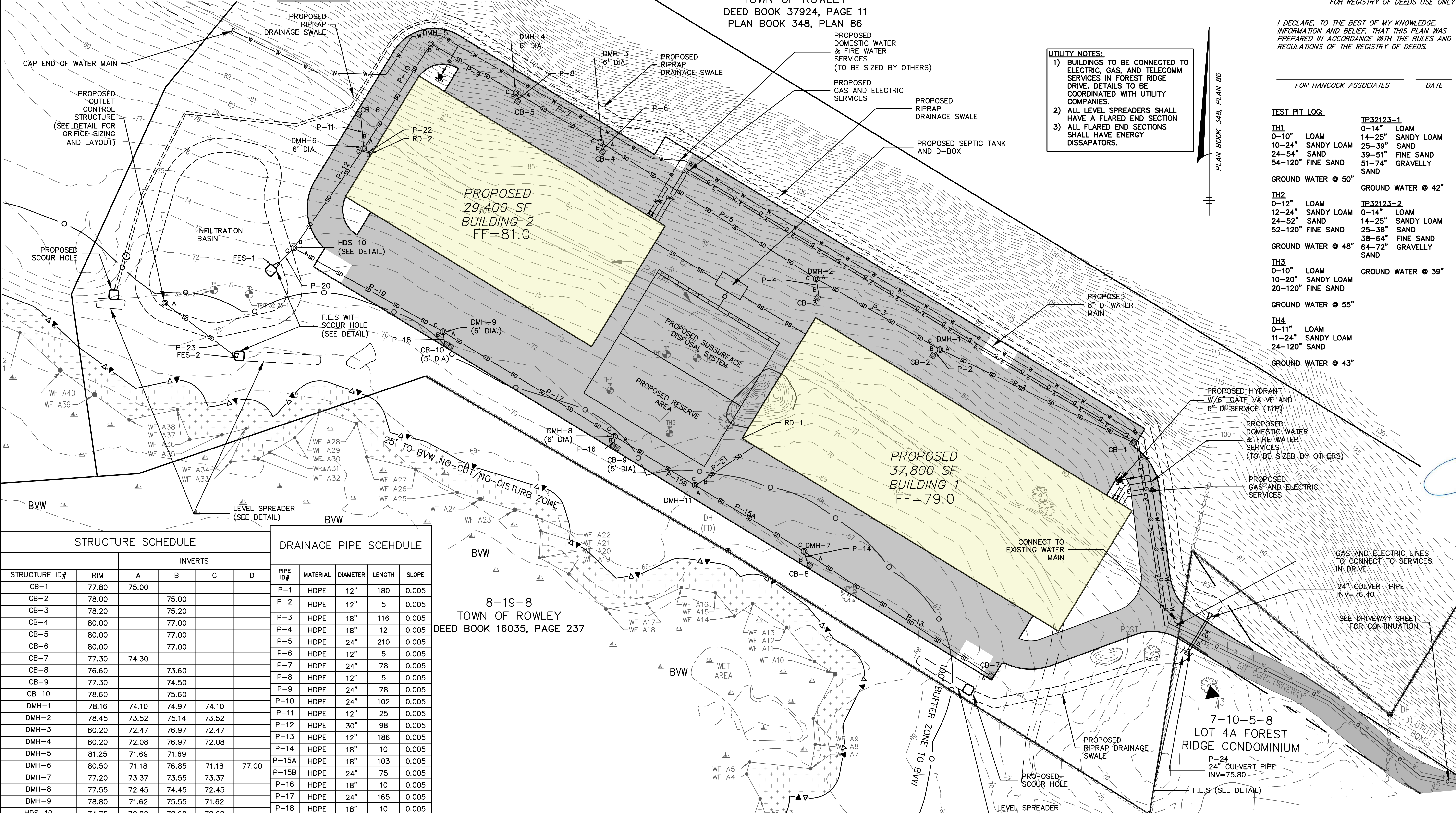


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 FOR HANCOCK ASSOCIATES DATE \_\_\_\_\_

**TEST PIT LOG:**

| TH1                | TP32123-1            |
|--------------------|----------------------|
| 0-10" LOAM         | 0-14" LOAM           |
| 10-24" SANDY LOAM  | 14-25" SANDY LOAM    |
| 24-54" SAND        | 25-39" SAND          |
| 54-120" FINE SAND  | 39-51" FINE SAND     |
|                    | 51-74" GRAVELLY SAND |
| GROUND WATER @ 50" | GROUND WATER @ 42"   |
| TH2                | TP32123-2            |
| 0-12" LOAM         | 0-14" LOAM           |
| 12-24" SANDY LOAM  | 14-25" SANDY LOAM    |
| 24-52" SAND        | 25-38" SAND          |
| 52-120" FINE SAND  | 38-64" FINE SAND     |
|                    | 64-72" GRAVELLY SAND |
| GROUND WATER @ 48" | GROUND WATER @ 39"   |
| TH3                |                      |
| 0-10" LOAM         |                      |
| 10-20" SANDY LOAM  |                      |
| 20-120" FINE SAND  |                      |
| GROUND WATER @ 55" |                      |
| TH4                |                      |
| 0-11" LOAM         |                      |
| 11-24" SANDY LOAM  |                      |
| 24-120" SAND       |                      |
| GROUND WATER @ 43" |                      |

**UTILITY NOTES:**  
 1) BUILDINGS TO BE CONNECTED TO  
 ELECTRIC, GAS, AND TELECOMM  
 SERVICES IN FOREST RIDGE  
 DRIVE. DETAILS TO BE  
 COORDINATED WITH UTILITY  
 COMPANIES.  
 2) ALL LEVEL SPREADERS SHALL  
 HAVE A FLARED END SECTION  
 3) ALL FLARED END SECTIONS  
 SHALL HAVE ENERGY  
 DISSIPATORS.



**STRUCTURE SCHEDULE**

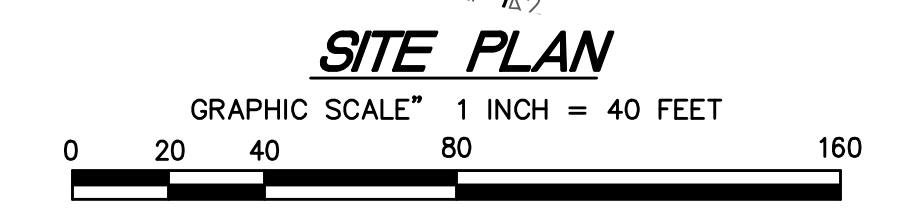
| STRUCTURE ID# | RIM   | INVERTS |       |       |       |
|---------------|-------|---------|-------|-------|-------|
|               |       | A       | B     | C     | D     |
| CB-1          | 77.80 | 75.00   |       |       |       |
| CB-2          | 78.00 |         | 75.00 |       |       |
| CB-3          | 78.20 |         | 75.20 |       |       |
| CB-4          | 80.00 |         | 77.00 |       |       |
| CB-5          | 80.00 |         | 77.00 |       |       |
| CB-6          | 80.00 |         | 77.00 |       |       |
| CB-7          | 77.30 | 74.30   |       |       |       |
| CB-8          | 76.60 |         | 73.60 |       |       |
| CB-9          | 77.30 |         | 74.50 |       |       |
| CB-10         | 78.60 |         | 75.60 |       |       |
| DMH-1         | 78.16 | 74.10   | 74.97 | 74.10 |       |
| DMH-2         | 78.45 | 73.52   | 75.14 | 73.52 |       |
| DMH-3         | 80.20 | 72.47   | 76.97 | 72.47 |       |
| DMH-4         | 80.20 | 72.08   | 76.97 | 72.08 |       |
| DMH-5         | 81.25 | 71.69   | 71.69 |       |       |
| DMH-6         | 80.50 | 71.18   | 76.85 | 71.18 | 77.00 |
| DMH-7         | 77.20 | 73.37   | 73.55 | 73.37 |       |
| DMH-8         | 77.55 | 72.45   | 74.45 | 72.45 |       |
| DMH-9         | 78.80 | 71.62   | 75.55 | 71.62 |       |
| HDS-10        | 74.75 | 70.92   | 70.69 | 70.69 |       |
| DMH-11        | 78.20 | 72.86   | 75.20 | 72.86 |       |
| RD-1          |       |         | 77.00 |       |       |
| RD-2          |       |         | 77.20 |       |       |
| OCS-1         |       |         | 70.44 |       |       |
| FES-1         |       |         | 70.61 |       |       |
| FES-2         |       |         | 69.00 |       |       |

**DRAINAGE PIPE SCHEDULE**

| PIPE ID# | MATERIAL | DIAMETER | LENGTH | SLOPE |
|----------|----------|----------|--------|-------|
| P-1      | HDPE     | 12"      | 180    | 0.005 |
| P-2      | HDPE     | 12"      | 5      | 0.005 |
| P-3      | HDPE     | 18"      | 116    | 0.005 |
| P-4      | HDPE     | 18"      | 12     | 0.005 |
| P-5      | HDPE     | 24"      | 210    | 0.005 |
| P-6      | HDPE     | 12"      | 5      | 0.005 |
| P-7      | HDPE     | 24"      | 78     | 0.005 |
| P-8      | HDPE     | 12"      | 5      | 0.005 |
| P-9      | HDPE     | 24"      | 78     | 0.005 |
| P-10     | HDPE     | 24"      | 102    | 0.005 |
| P-11     | HDPE     | 12"      | 25     | 0.005 |
| P-12     | HDPE     | 30"      | 98     | 0.005 |
| P-13     | HDPE     | 12"      | 186    | 0.005 |
| P-14     | HDPE     | 18"      | 10     | 0.005 |
| P-15A    | HDPE     | 18"      | 103    | 0.005 |
| P-15B    | HDPE     | 24"      | 75     | 0.005 |
| P-16     | HDPE     | 18"      | 10     | 0.005 |
| P-17     | HDPE     | 24"      | 165    | 0.005 |
| P-18     | HDPE     | 18"      | 10     | 0.005 |
| P-19     | HDPE     | 30"      | 140    | 0.005 |
| P-20     | HDPE     | 30"      | 16     | 0.005 |
| P-21     | HDPE     | 18"      | 56     | 0.032 |
| P-22     | HDPE     | 12"      | 5      | 0.040 |
| P-23     | HDPE     | 30"      | 72     | 0.020 |
| P-24     | RCP      | 24"      | 30     | 0.020 |

8-19-8  
 TOWN OF ROWLEY  
 DEED BOOK 16035, PAGE 237

7-10-5-8  
 LOT 4A FOREST  
 RIDGE CONDOMINIUM



| 3           | CFB      | CEW        | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
|-------------|----------|------------|----------|----------------------------|
| 2           | CFB      | CEW        | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1           | CFB      | CEW        | 08/08/23 | RESPONSE TO 7-11 PEER REV. |
| NO.         | BY       | APP        | DATE     | ISSUE/REVISION DESCRIPTION |
| DATE:       | 06/14/23 | DESIGN BY: | CEW      |                            |
| SCALE:      | 1" = 40' | DRAWN BY:  | CFB      |                            |
| APPRVD. BY: | CEW      | CHECK BY:  | MC       |                            |

**DRAINAGE &  
 UTILITY  
 PLAN**

PROJECT NO.: **26696**

DWG: 26696psp1\_gds.dwg  
 LAYOUT: UT  
 SHEET: 7 OF 12  
**C-4**

CLERK OF THE TOWN OF ROWLEY,  
 MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS  
 PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED  
 AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED IN THE TWENTY  
 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVED BY THE  
 ROWLEY PLANNING BOARD

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

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION AND BELIEF, THAT THIS PLAN WAS  
 PREPARED IN ACCORDANCE WITH THE RULES AND  
 REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

LAYOUT NOTES:  
 1) IF ONSITE SNOW STORAGE IS  
 EXCEEDED, SNOW SHALL BE  
 TRUCKED OFF-SITE.

LOADING AREA  
 W/ OVERHEAD DOOR  
 (TYP)

WALL MOUNTED LIGHT (TYP)  
 LITHONIA LIGHTING MODEL  
 KAD 4005 R2 SPD04 LPI

PLAN BOOK 348, PLAN 86

7-17-1  
 TOWN OF ROWLEY  
 DEED BOOK 37924, PAGE 11  
 PLAN BOOK 348, PLAN 86

8-19-8  
 TOWN OF ROWLEY  
 DEED BOOK 16035, PAGE 237

7-10-5-8  
 LOT 4A FOREST  
 RIDGE CONDOMINIUM

PERMIT  
 SITE PLAN

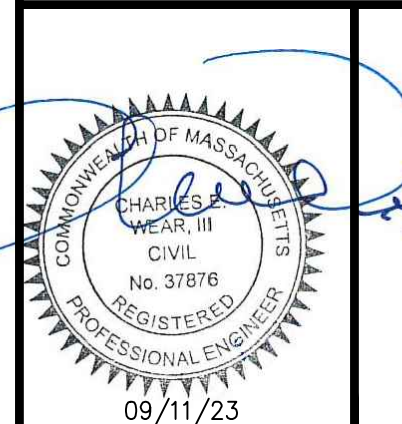
Land Off Forest Ridge Dr.  
 Rowley, MA 01969

ASSESSORS:  
 PARCEL IDS  
 7-17  
 LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:  
 GATEWAY II  
 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

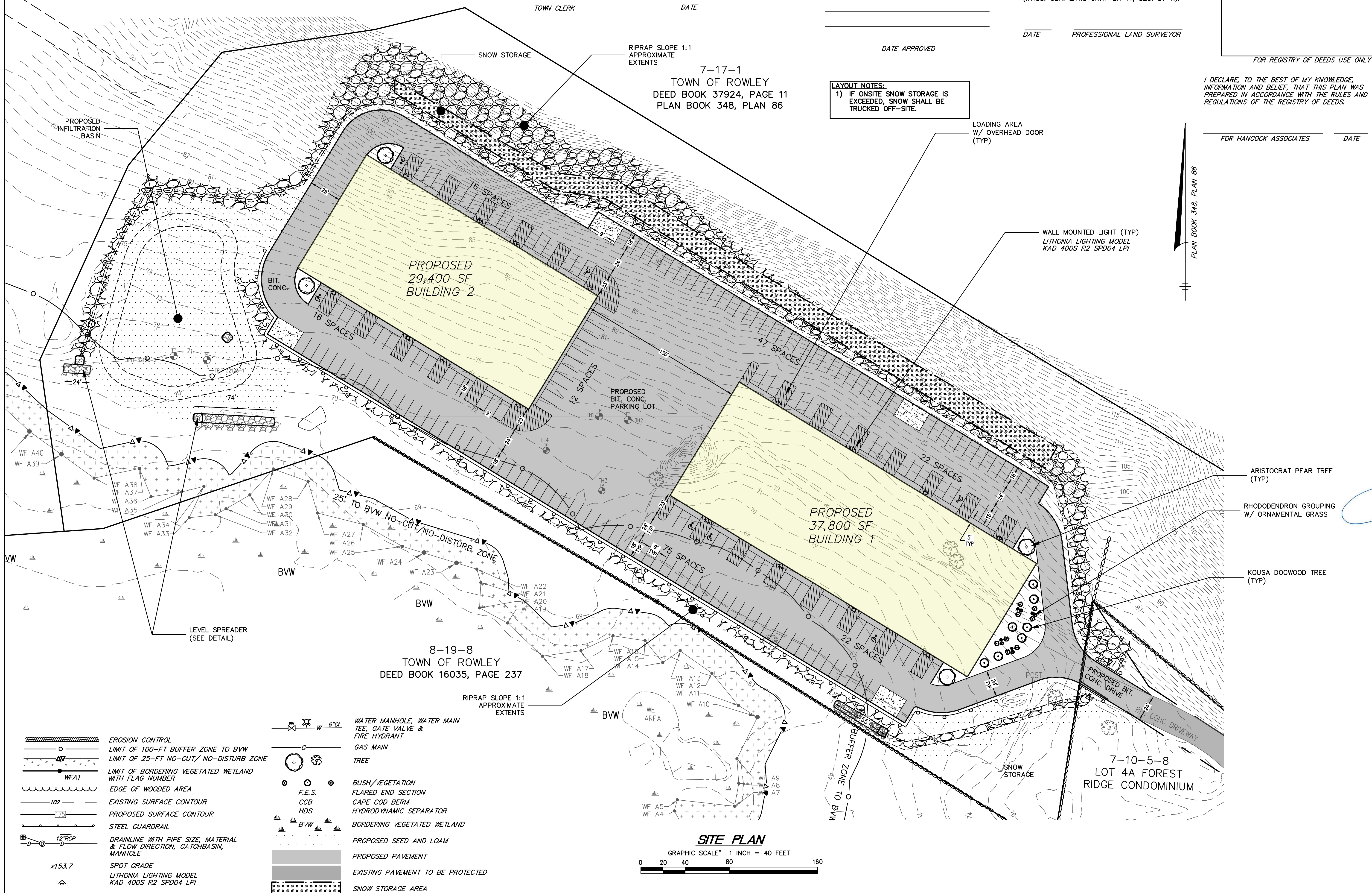


| 3           | CFB      | CEW        | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
|-------------|----------|------------|----------|----------------------------|
| 2           | CFB      | CEW        | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
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| NO.         | BY       | APP        | DATE     | ISSUE/REVISION DESCRIPTION |
| DATE:       | 06/14/23 | DESIGN BY: | CEW      |                            |
| SCALE:      | 1" = 40' | DRAWN BY:  | CFB      |                            |
| APPRVD. BY: | CEW      | CHECK BY:  | MC       |                            |

LANDSCAPE  
 AND LIGHTING  
 PLAN

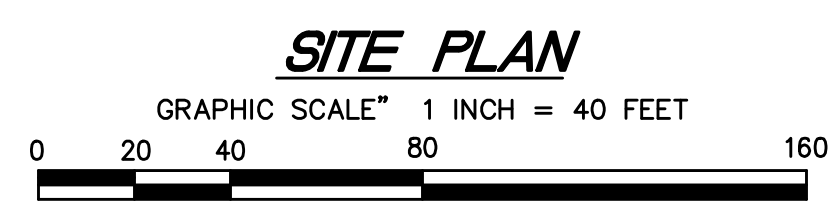
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 DWG: 26696psp1\_lm.dwg  
 LAYOUT: LL  
 SHEET: 8 OF 12  
 PROJECT NO.: 26696

C-5



- EROSION CONTROL
- LIMIT OF 100-FT BUFFER ZONE TO BVW
- LIMIT OF 25-FT NO-CUT/ NO-DISTURB ZONE
- WFA1
- LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
- EDGE OF WOODED AREA
- EXISTING SURFACE CONTOUR
- PROPOSED SURFACE CONTOUR
- STEEL 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
- F.E.S.
- CCB
- HDS
- BVW
- BORDERING VEGETATED WETLAND
- PROPOSED SEED AND LOAM
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE PROTECTED
- SNOW STORAGE AREA



SITE PLAN



PLAN BOOK 348, PLAN 86

\_\_\_\_\_, 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  
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 AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

**APPROVED BY THE  
 ROWLEY PLANNING BOARD**

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

TOWN CLERK

DATE

DATE APPROVED

DATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION AND BELIEF, THAT THIS PLAN WAS  
 PREPARED IN ACCORDANCE WITH THE RULES AND  
 REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES DATE

**REFERENCES:**

- DEED BOOK 36517, PAGE 337
- DEED BOOK 23209, PAGE 236
- DEED BOOK 15768, PAGE 530
- 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 (NAV88). THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, (NAD 83). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS (UTILYZING 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, PAROLE EVIDENCE FROM OWNER 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 ARE FROM A PERMIT SITE PLAN BY MERIDIAN ASSOCIATES DATED 07/17/2019 AND WERE DELINEATED BY DEROSA ENVIRONMENTAL CONSULTING ON MARCH 14, 2019.
- 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 GAS AND ELECTRIC SHOWN FOR SCHEMATIC USE ONLY. FINAL DESIGN BY UTILITY PROVIDER.

**PERMIT  
 SITE  
 PLAN**

Land Off Forest Ridge Dr.  
 Rowley, MA 01969

ASSESSORS:  
 PARCEL IDs  
 7-17  
 LAND OFF FOREST RIDGE DRIVE

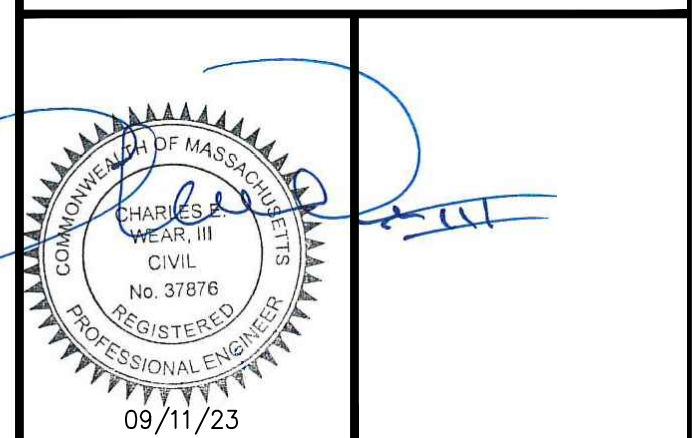
PREPARED FOR:  
**GATEWAY II  
 TRUST  
 OF 1997**

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



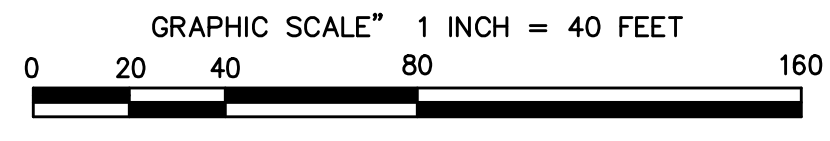
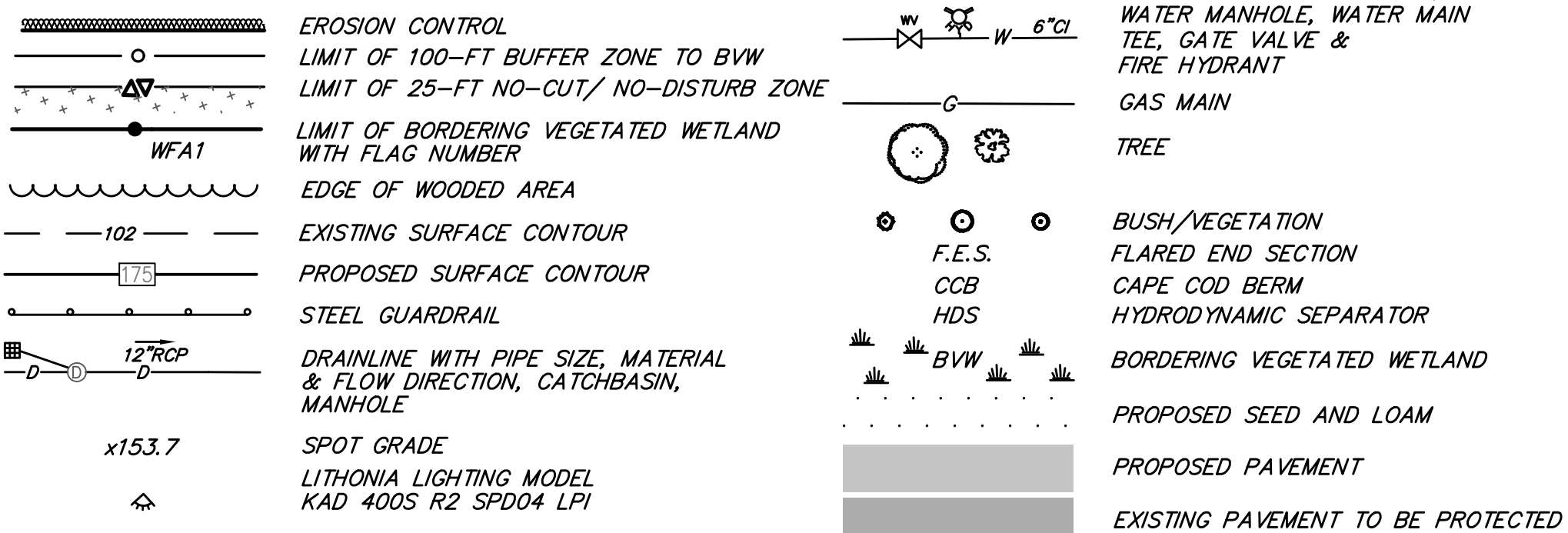
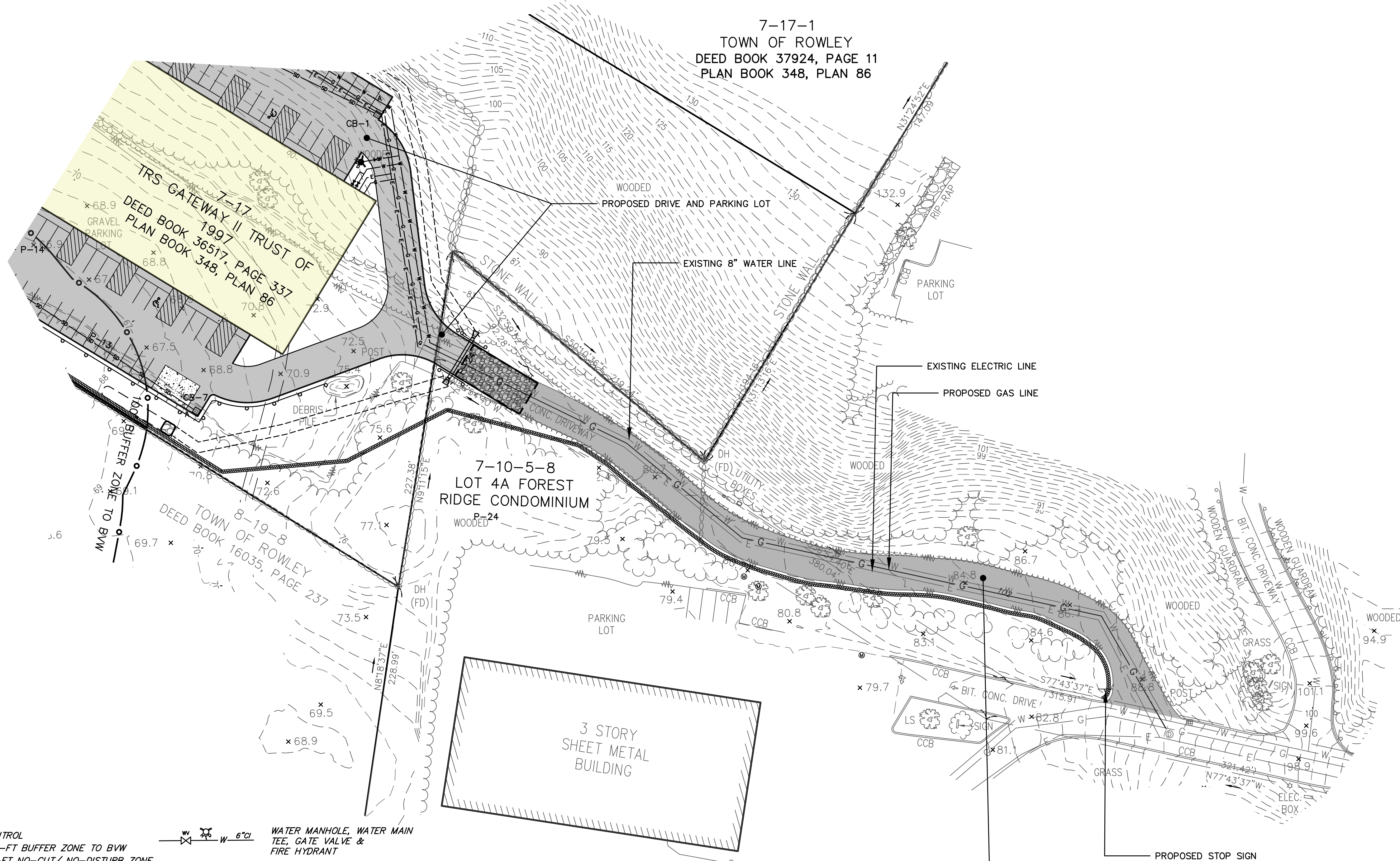
| 3                             | CFB | CEW | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
|-------------------------------|-----|-----|----------|----------------------------|
| 2                             | CFB | CEW | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1                             | CFB | CEW | 08/08/23 | RESPONSE TO 7-11 PEER REV. |
| NO.                           | BY  | APP | DATE     | ISSUE/REVISION DESCRIPTION |
| DATE: 06/14/23 DESIGN BY: CEW |     |     |          |                            |
| SCALE: DRAWN BY: CFB          |     |     |          |                            |
| APPRVD. BY: CEW CHECK BY: MC  |     |     |          |                            |

**DRIVEWAY  
 PLAN**

PROJECT NO.: **26696**

PLT DATE: Sep 13, 2023 10:14 am  
 PATH: P:\Gtd\_20\Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696ec (engcopy).dwa  
 LAYOUT: EC (3)  
 SHEET: 9 OF 12  
**C-6**



CLERK OF THE TOWN OF ROWLEY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED IN THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE  
ROWLEY PLANNING BOARD

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

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT  
SITE  
PLAN

Land Off Forest Ridge Dr.  
Rowley, MA 01969

ASSESSORS:

PARCEL IDS  
7-17  
LAND OFF FOREST RIDGE DRIVE

PREPARED FOR:

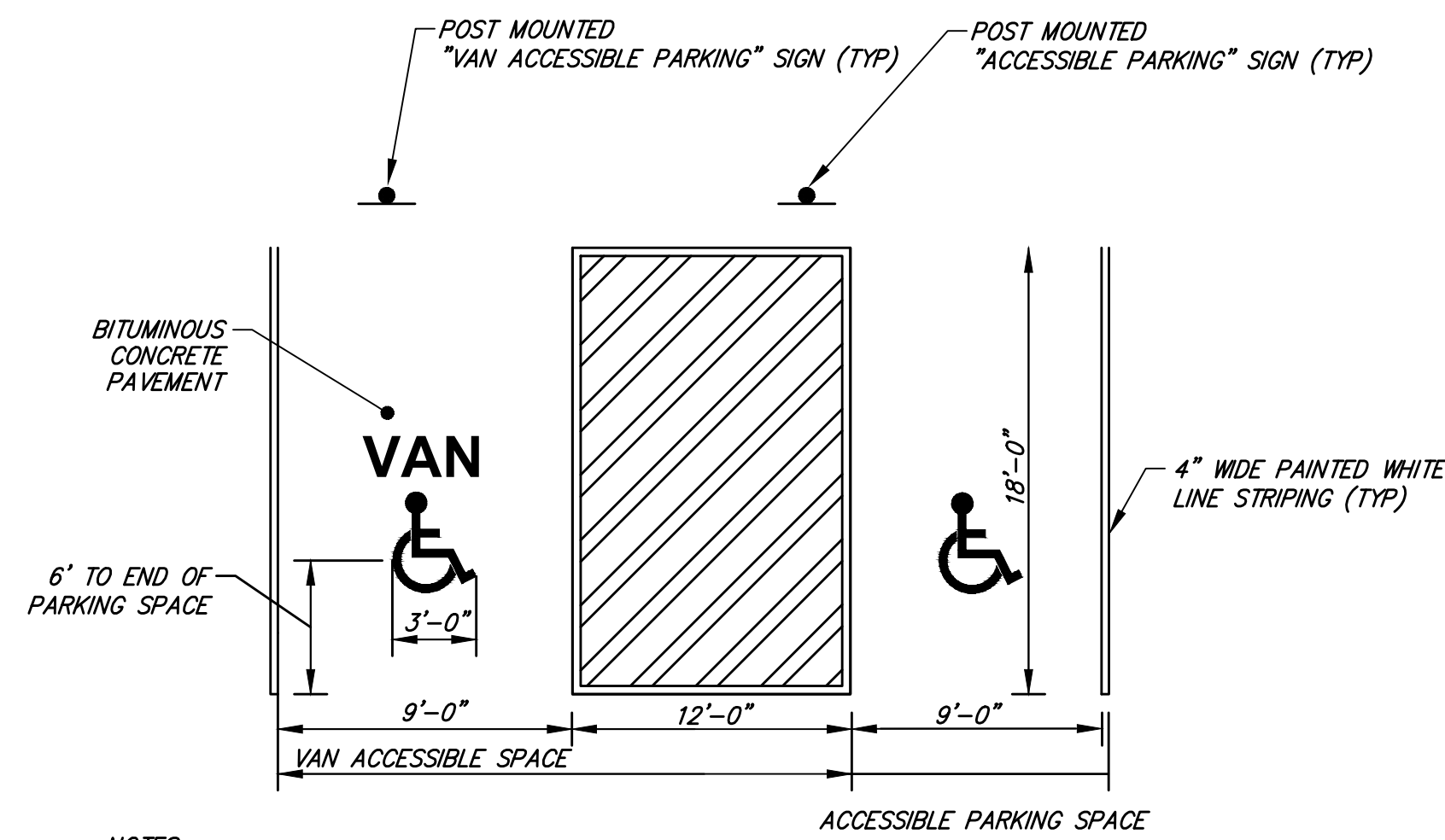
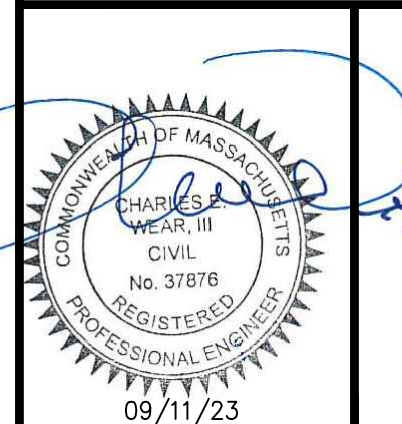
GATEWAY II  
TRUST  
OF 1997

239 Western Ave.  
Essex, MA 01929

HANCOCK  
ASSOCIATES

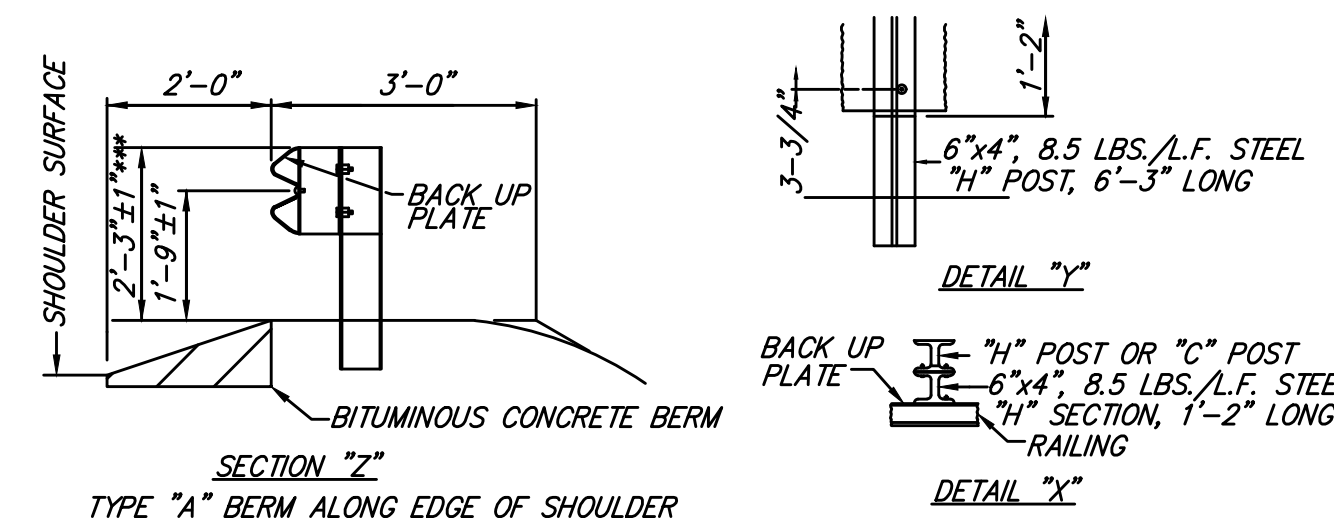
Civil Engineers  
Land Surveyors  
Wetland Scientists

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



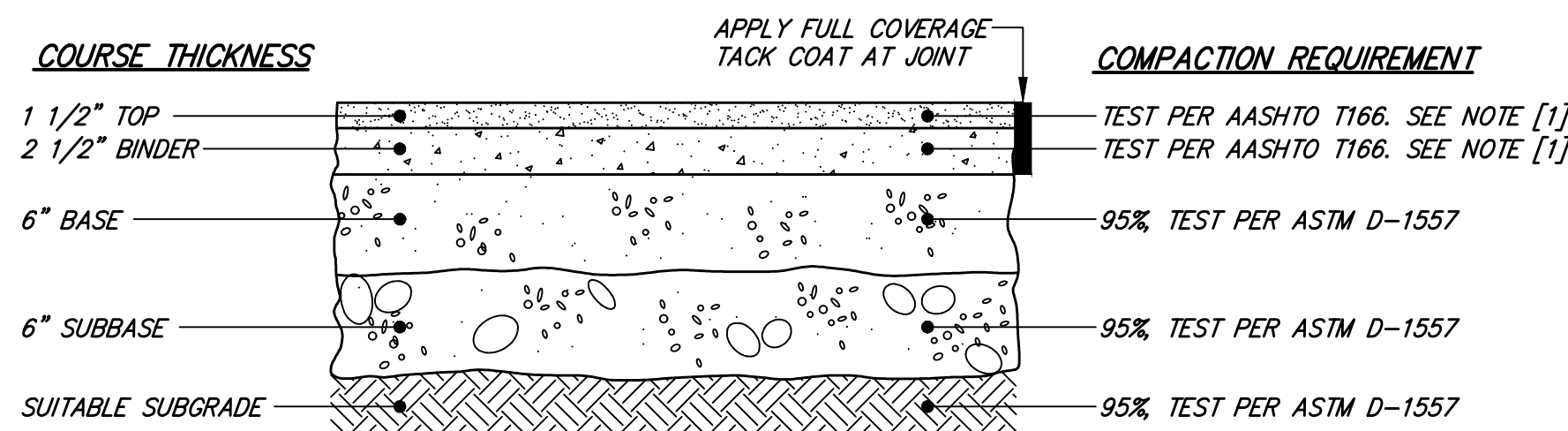
NOTES:  
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.  
2. LOCATE SIGN WITHIN 10 FT OF ACCESSIBLE SPACE.

1 ACCESSIBLE PARKING STALL DETAIL  
NOT TO SCALE



STEEL BEAM  
GUARD RAIL

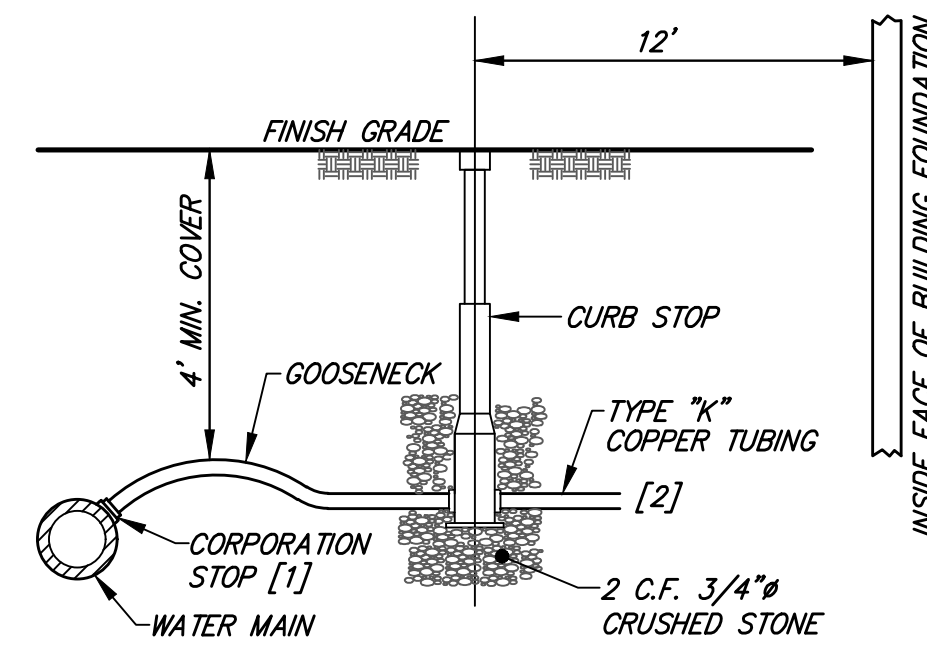
TYPICAL CROSS SECTION  
NOT TO SCALE



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

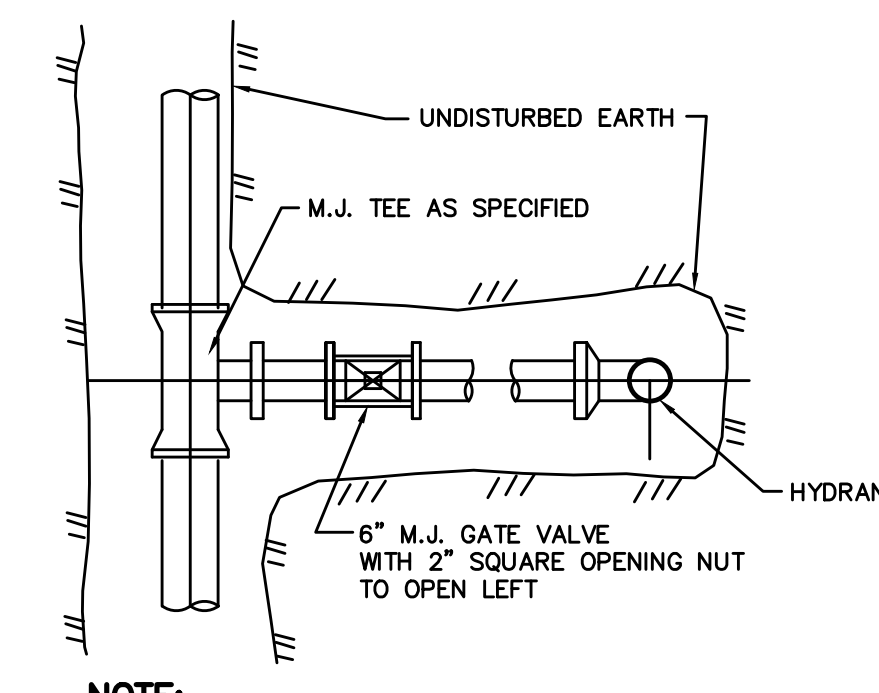
| MATERIAL                          | SPECIFICATION                  | MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.) |
|-----------------------------------|--------------------------------|--|
| TOP - BITUMINOUS CONCRETE         | MHD M3.11.03 CLASS I, TYPE I-1 | 1/2                                      |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

4 BITUMINOUS CONCRETE PAVEMENT  
TYPICAL CROSS SECTION  
NOT TO SCALE

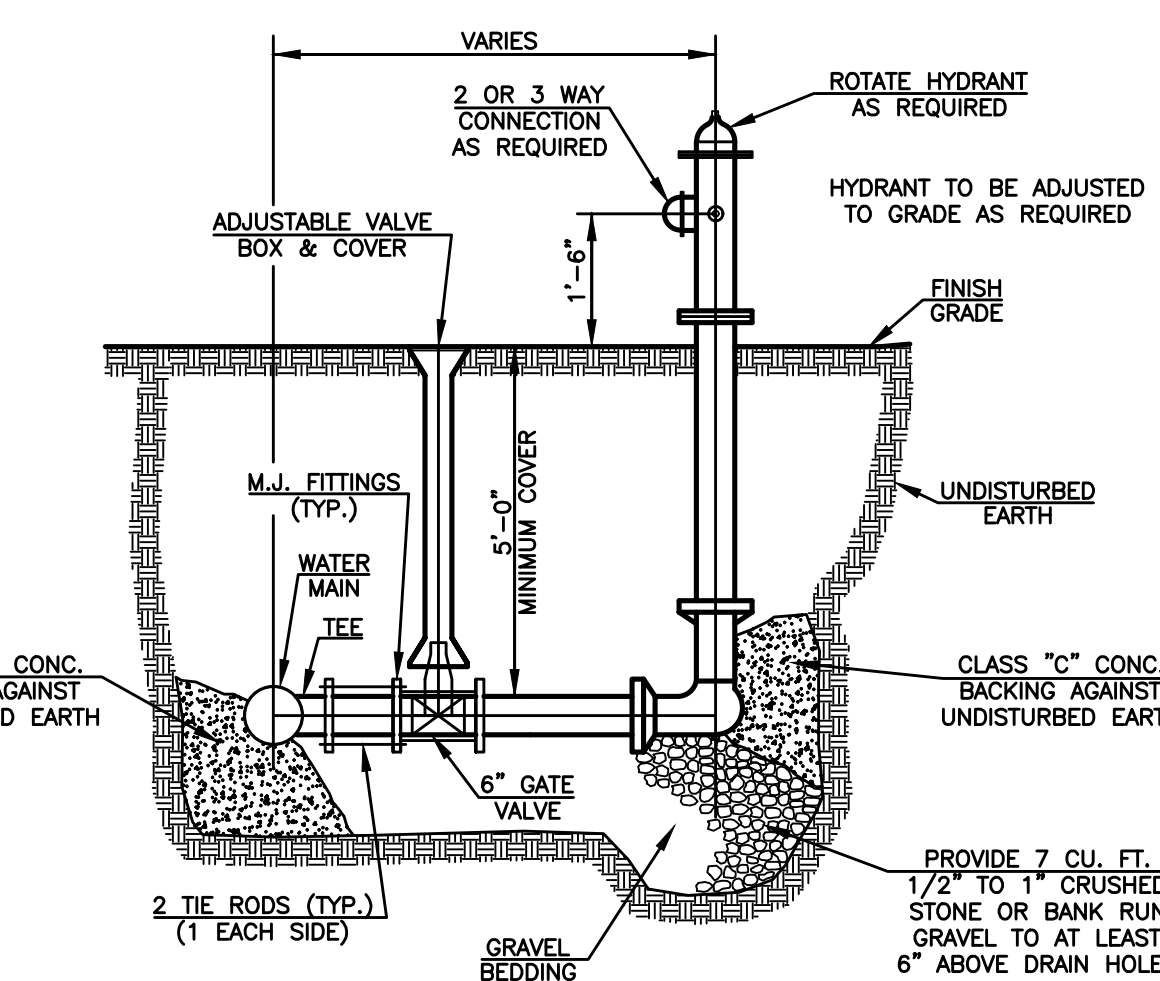


NOTES:  
[1] WATER SERVICES LARGER THAN ONE INCH ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.  
[2] COORDINATE BUILDING CONNECTION WITH PLUMBING DRAWINGS.

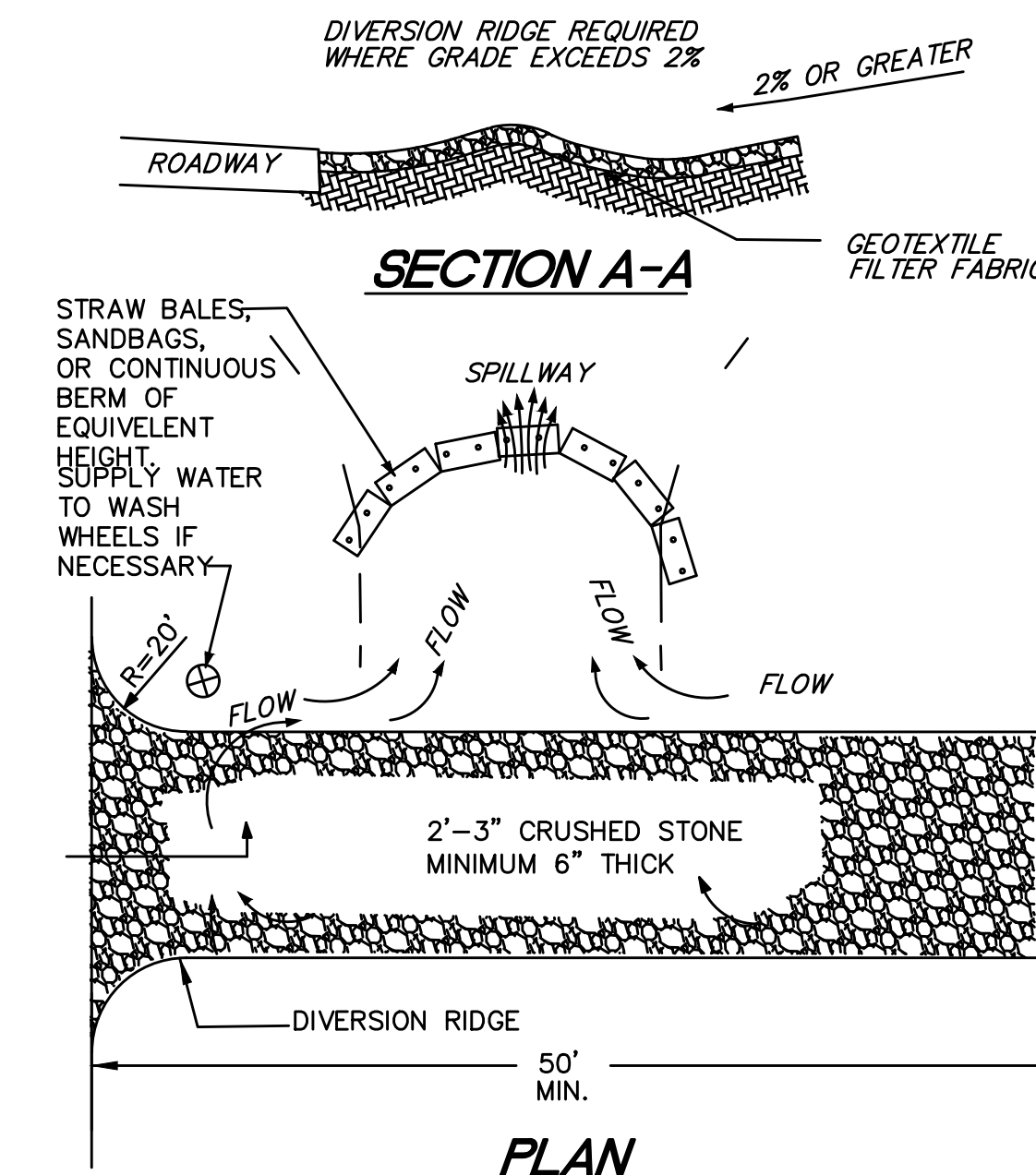
5 WATER SERVICE  
TYPICAL PROFILE  
NOT TO SCALE



NOTE:  
USE MEGA-LUG RESTRAINTS IN LIEU OF THRUST BLOCK & TIE RODS.

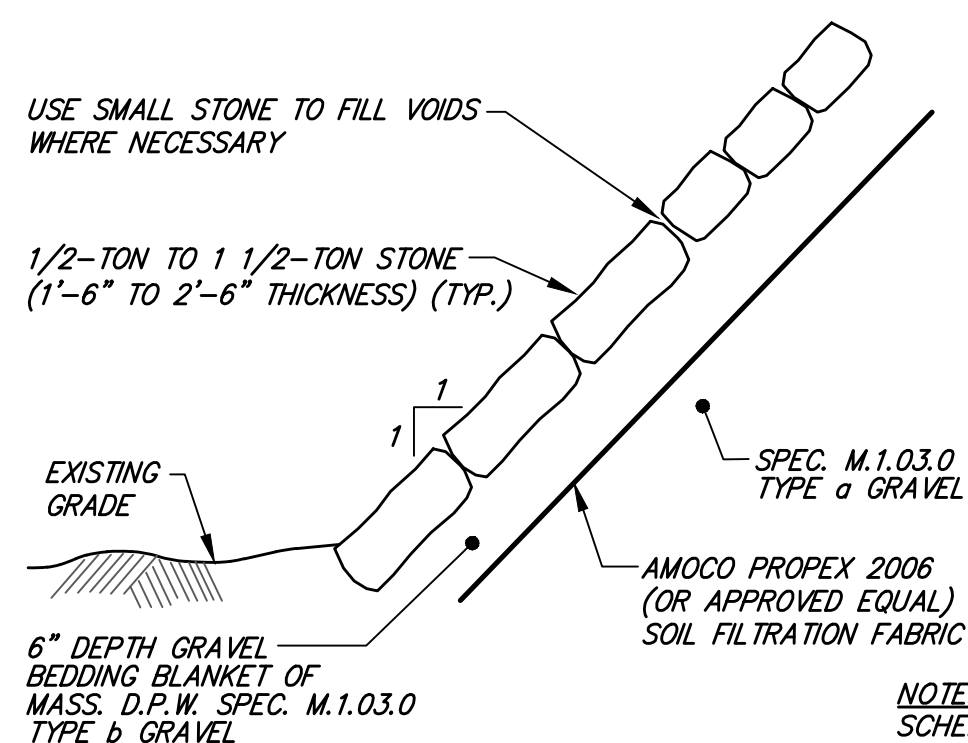


8 FIRE HYDRANT AND GATE VALVE  
NOT TO SCALE

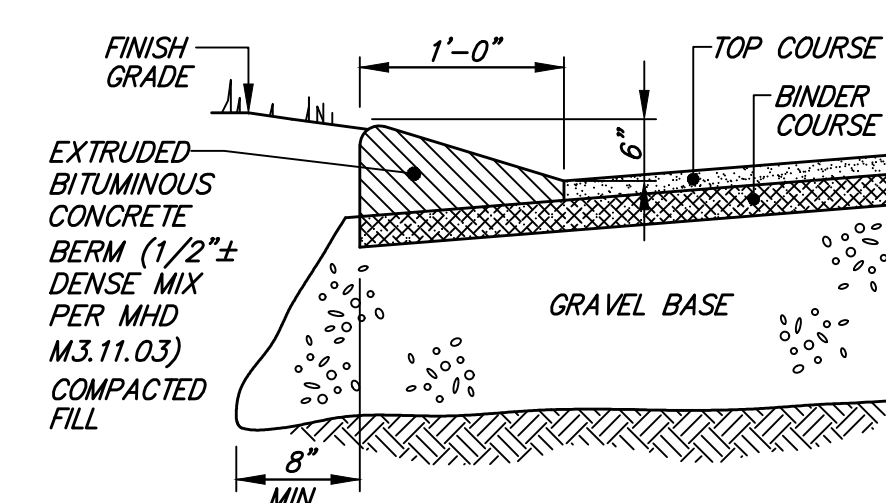


NOTES:  
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.  
2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC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

9 TEMPORARY GRAVEL  
CONSTRUCTION ENTRANCE/EXIT  
NOT TO SCALE



6 RIPRAP SIDESLOPE  
TYPICAL CROSS SECTION  
NOT TO SCALE



7 CAPE COD BERM  
CROSS SECTION  
NOT TO SCALE

| NO. | BY  | APP. | DATE     | ISSUE/REVISION DESCRIPTION |
|-----|-----|------|----------|----------------------------|
| 3   | CFB | CEW  | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
| 2   | CFB | CEW  | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1   | CFB | CEW  | 08/08/23 | RESPONSE TO 7-11 PEER REV. |

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

SITE DETAILS

PLST DATE: Sep 13, 2023 10:25 am  
PATH: P:\GIS\_20\Projects\26696-Gateway-Rowley\Eng\DWG\

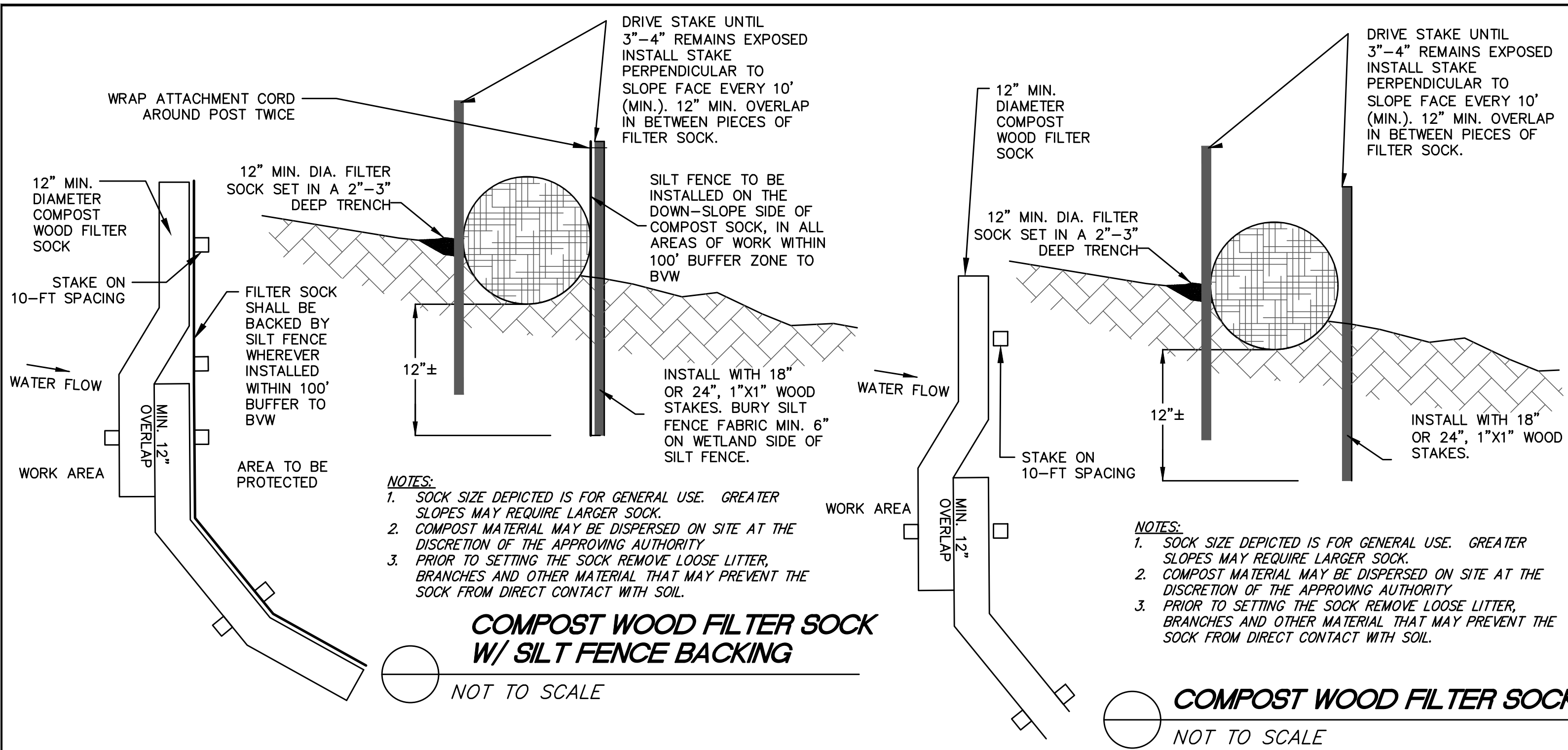
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LAYOUT: DET1

SHEET: 10 OF 12

PROJECT NO.: 26696

C-7



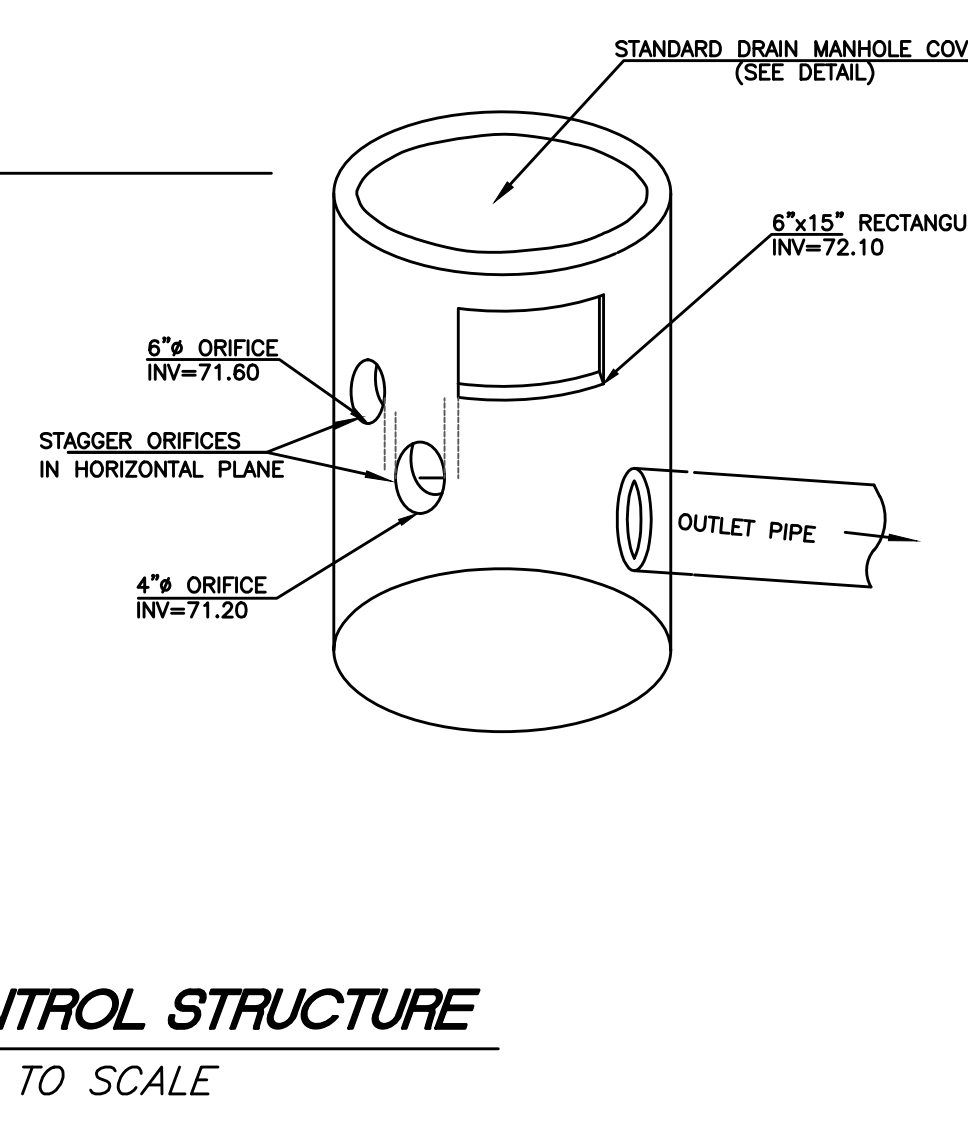
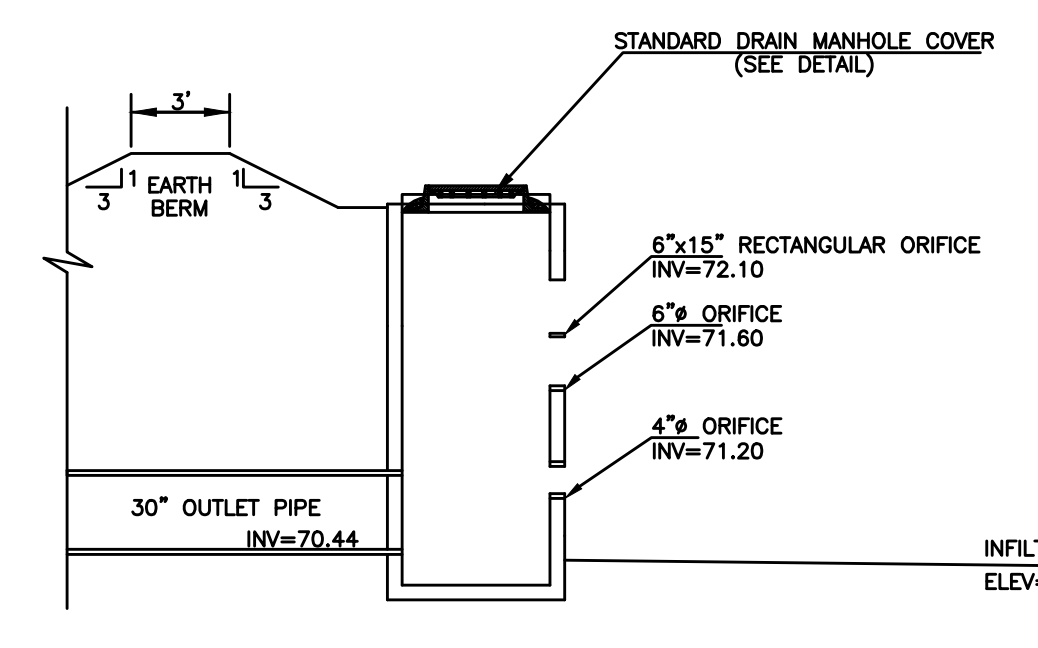
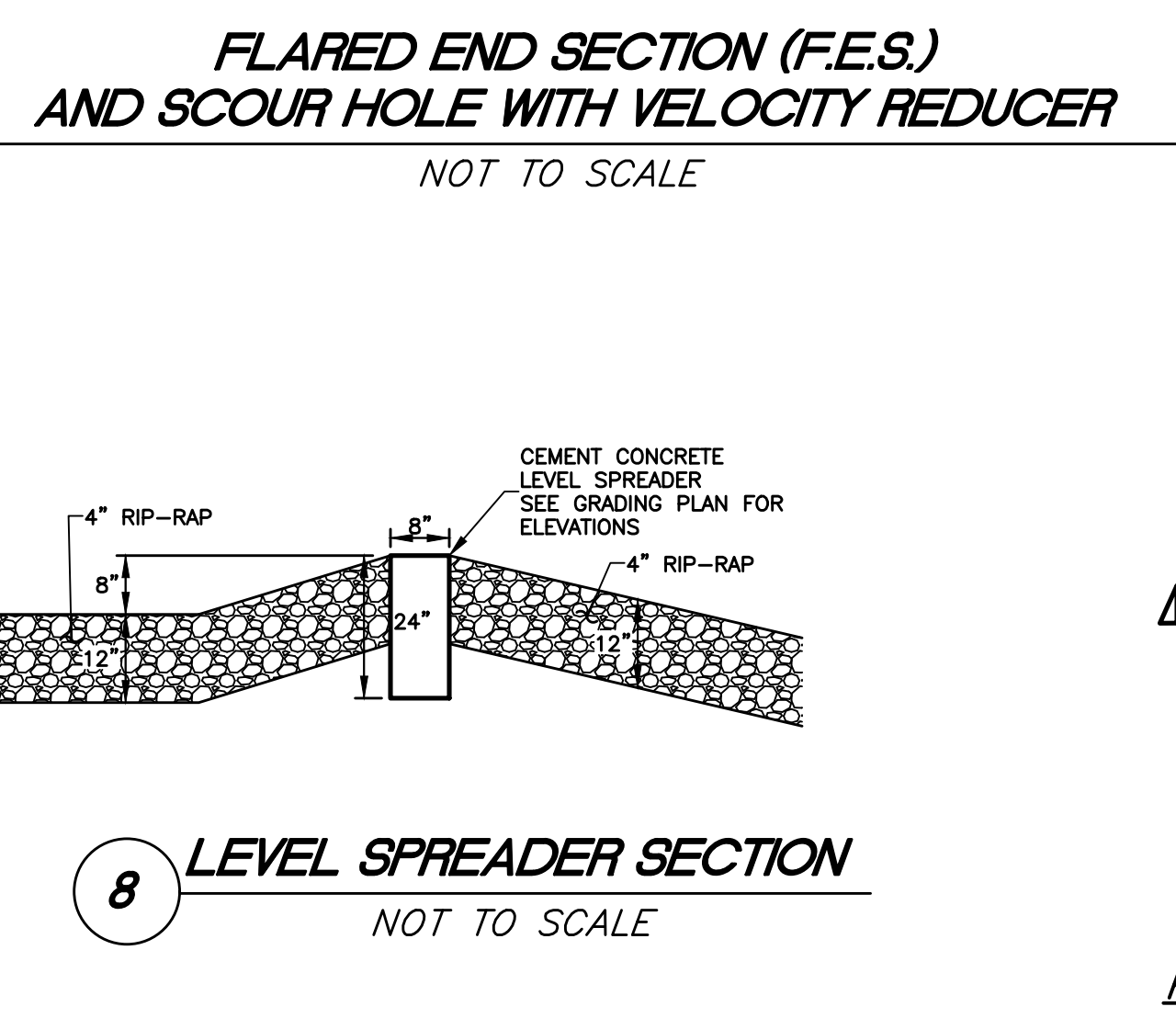
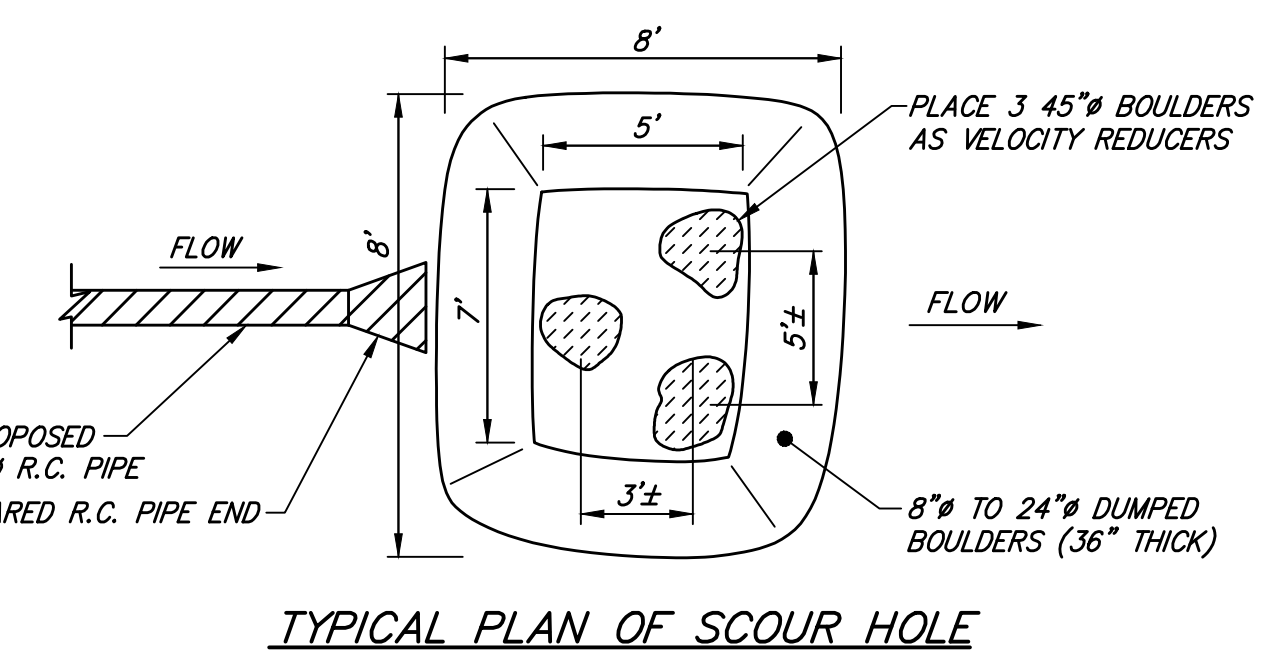
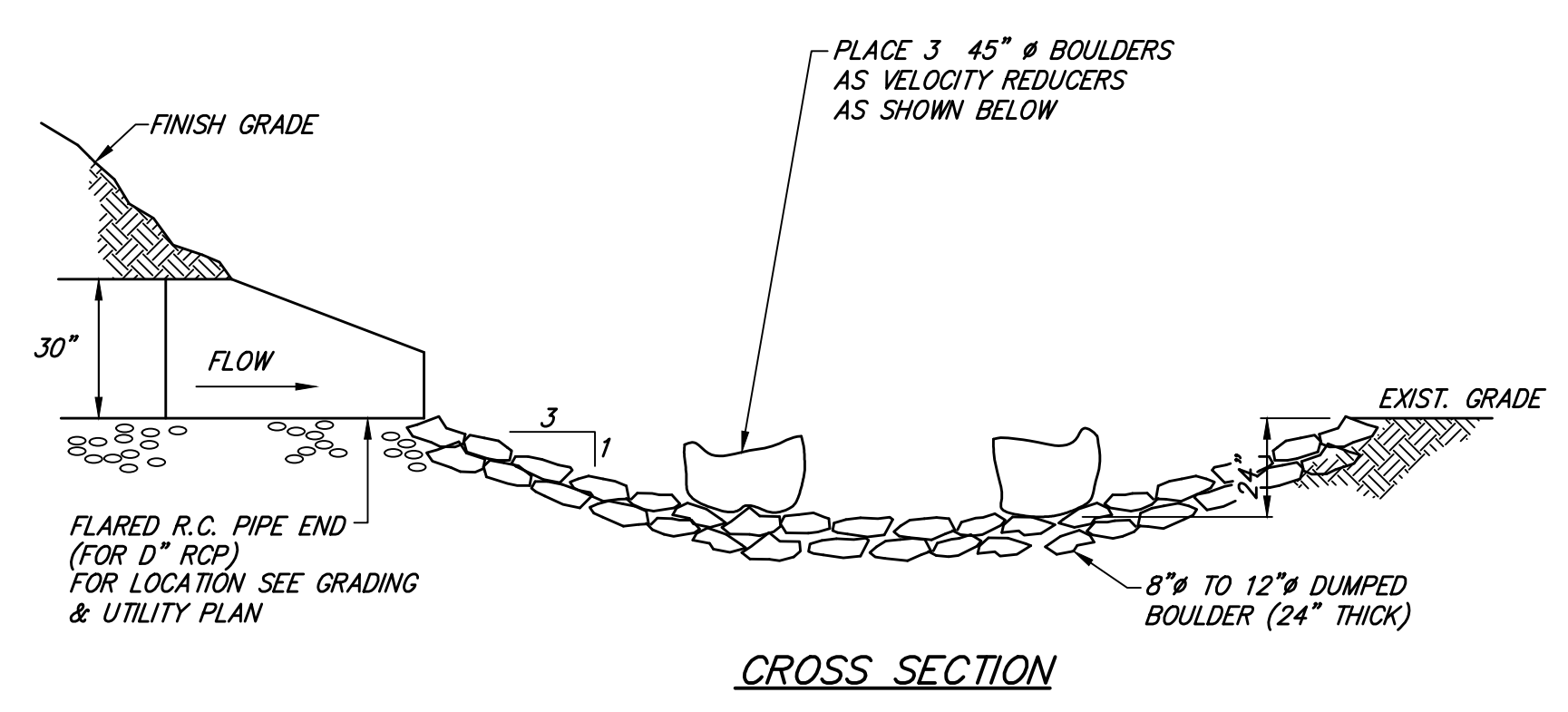
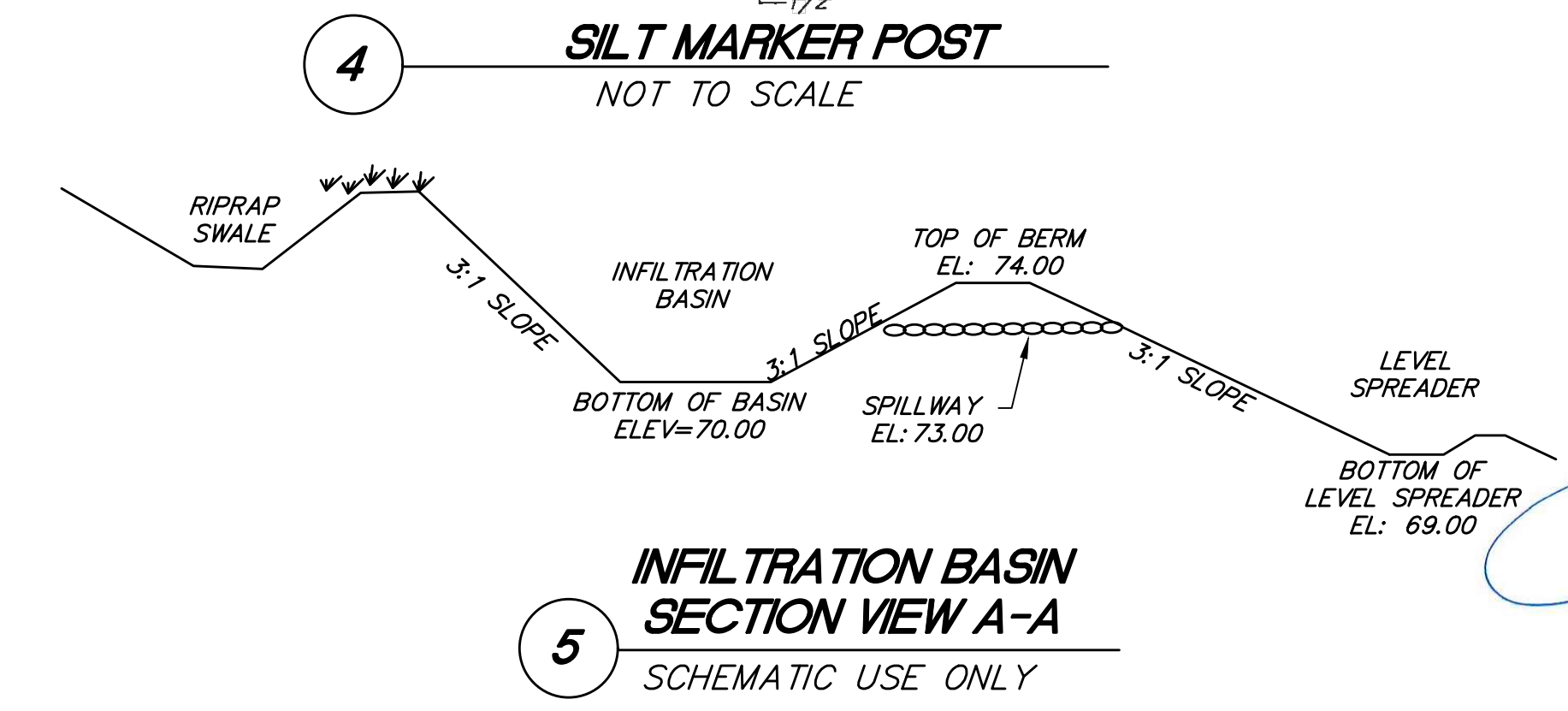
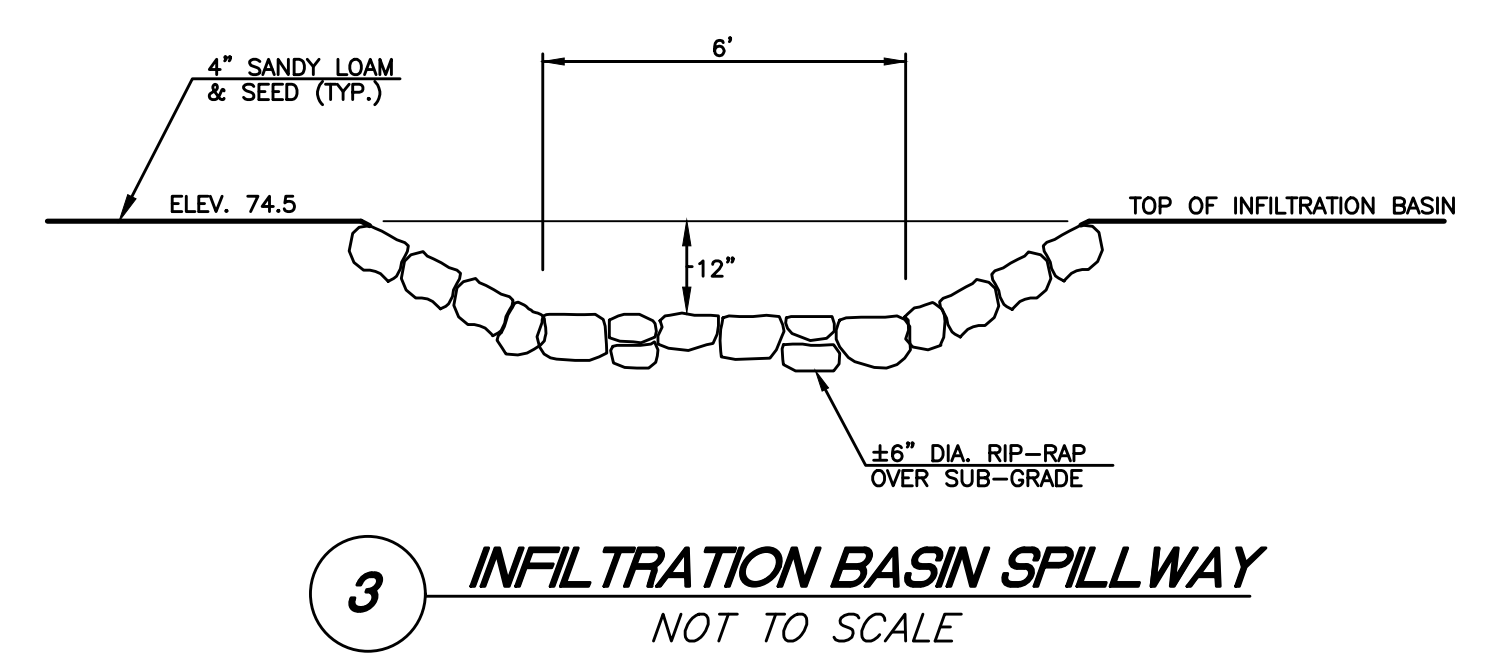
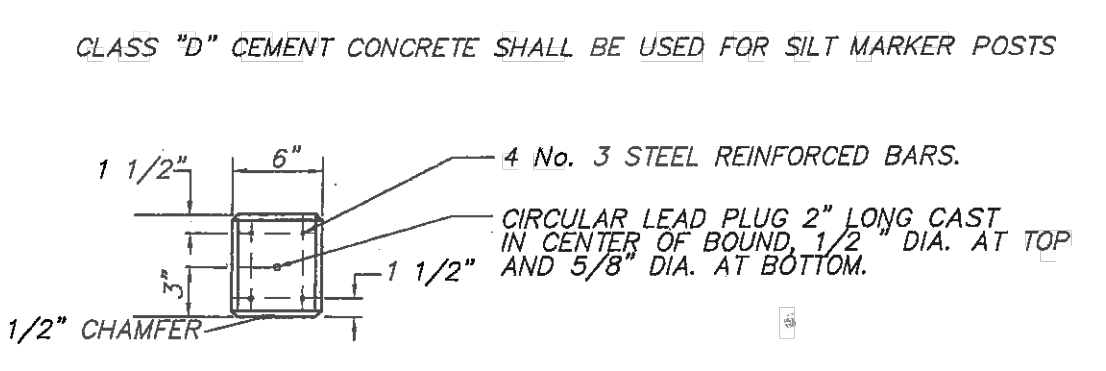
**APPROVED BY THE ROWLEY PLANNING BOARD**

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

I, \_\_\_\_\_ 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.

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**SPECIFICATIONS:**  
**SECTION**  
**DRAINAGE CONTROL STRUCTURE GRATING**

- GRATING SHALL BE STEEL WITH 1-1/4" x 3/16" D BEARING BARS, SPACED AT 1-3/16" CENTERS AND 1/2" x 3/16" CROSS BARS, SPACED AT 4" CENTERS. GRATING PERIMETER SHALL BE BENDED WITH NO SHARP PROTRUDING EDGES.
- GRATING SUPPORT: PROVIDE 4 SUPPORTS 6" x 1/4" x 18" LG. EACH BOLTED INTO THE CHAMBER WALLS WITH 1/4" DRILLED PLATE WELDED TO SUPPORT FOR GRATING ANCHORAGE.
- GRATE ANCHORING: GRATING WILL BE SECURED TO SUPPORTS BY PROVIDING 1-3/8" x 4-3/16" STEEL WASHER PLATE DRILLED FOR 3/8" x 3" LONG GALVANIZED STEEL BOLT.
- COMPLETE GRATING AND ALL METALS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

**NOTES:**  
1. CONTRACTOR SHALL CONFIRM INVERT GRADES IN FIELD PRIOR TO STRUCTURE INSTALLATION.

**PERMIT SITE PLAN**

Land Off Forest Ridge Dr.  
Rowley, MA 01969

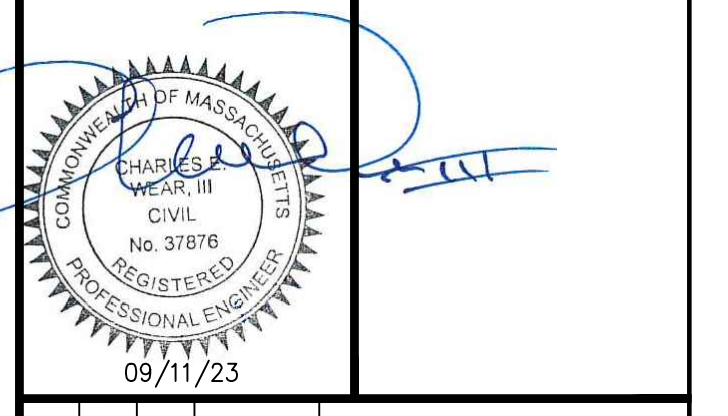
ASSESSORS: PARCEL IDS 7-17 LAND OFF FOREST RIDGE DRIVE

PREPARED FOR: GATEWAY II 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 |
|-----|-----|-----|----------|----------------------------|
| 3   | CFB | CEW | 09/11/23 | RESPONSE TO 9-6 PEER REV.  |
| 2   | CFB | CEW | 08/16/23 | RESPONSE TO 8-15 PEER REV. |
| 1   | CFB | CEW | 08/08/23 | RESPONSE TO 7-11 PEER REV. |

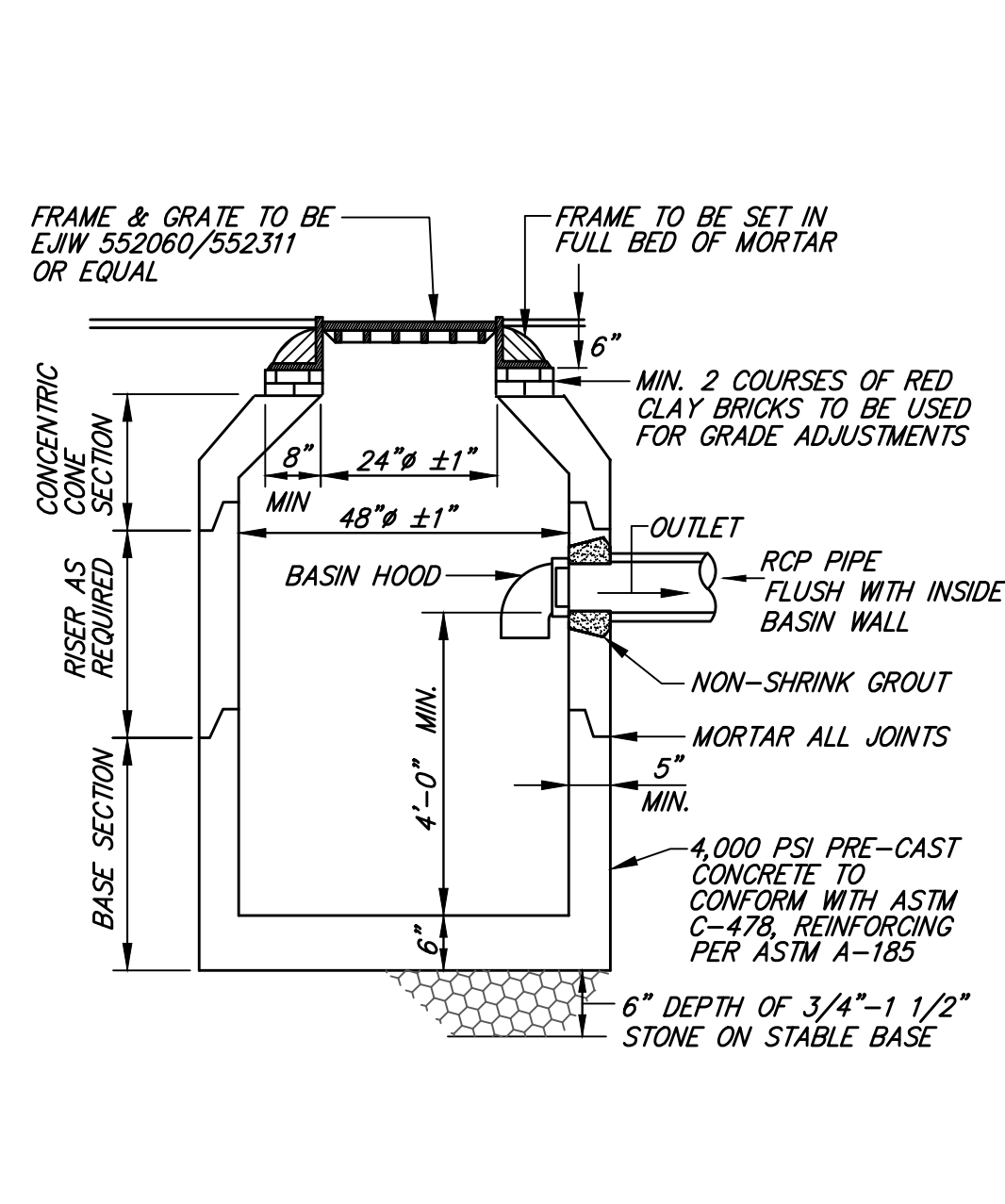
DATE: 06/14/23 DESIGN BY: CEW  
SCALE: AS SHOWN DRAWN BY: CFB  
APPRVD. BY: CEW CHECK BY: MC

**SITE DETAILS**

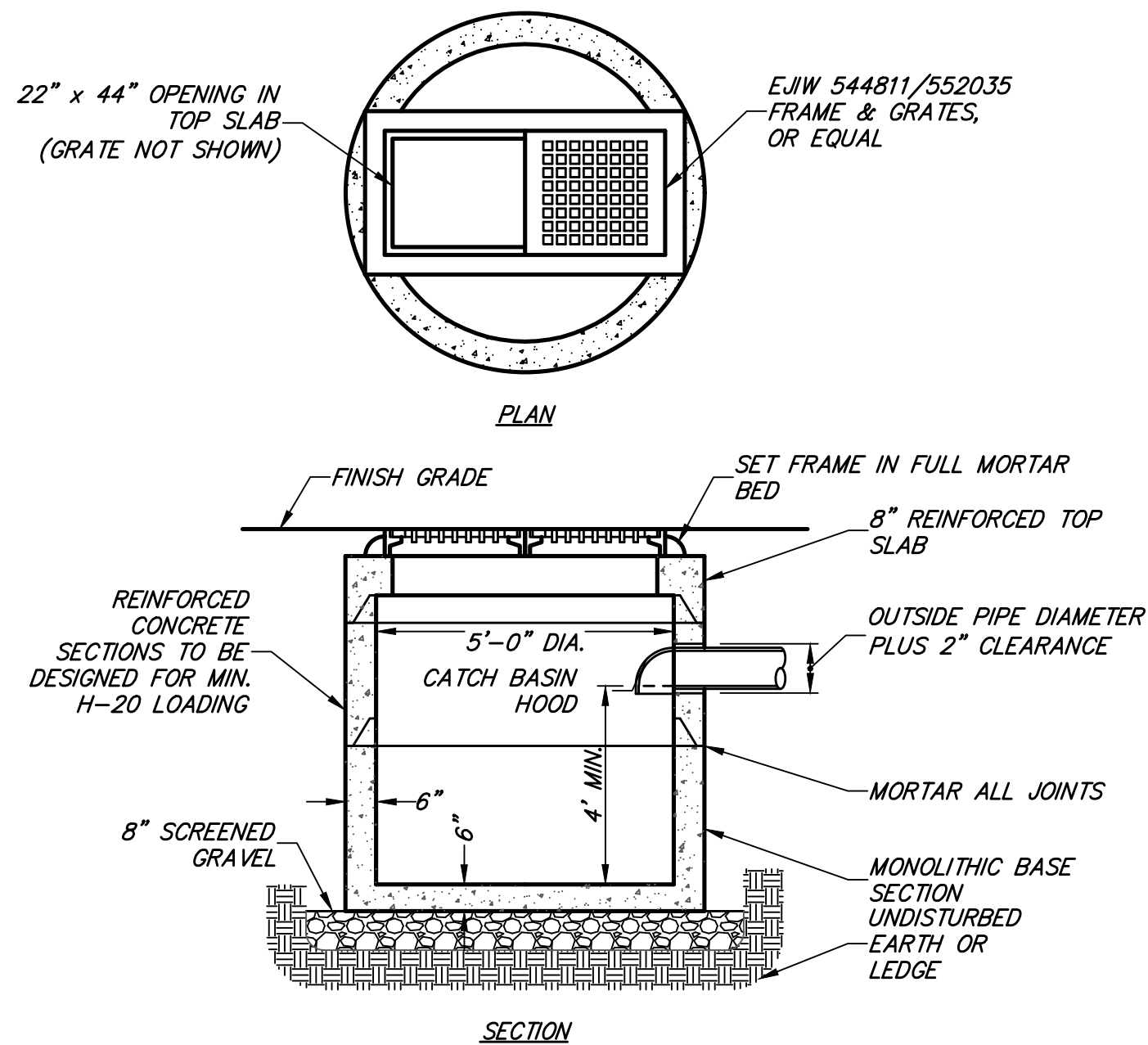
PROJECT NO.: 26696

DWG: 26696psp1\_dex.dwg  
LAYOUT: DET 2  
SHEET: 11 OF 12

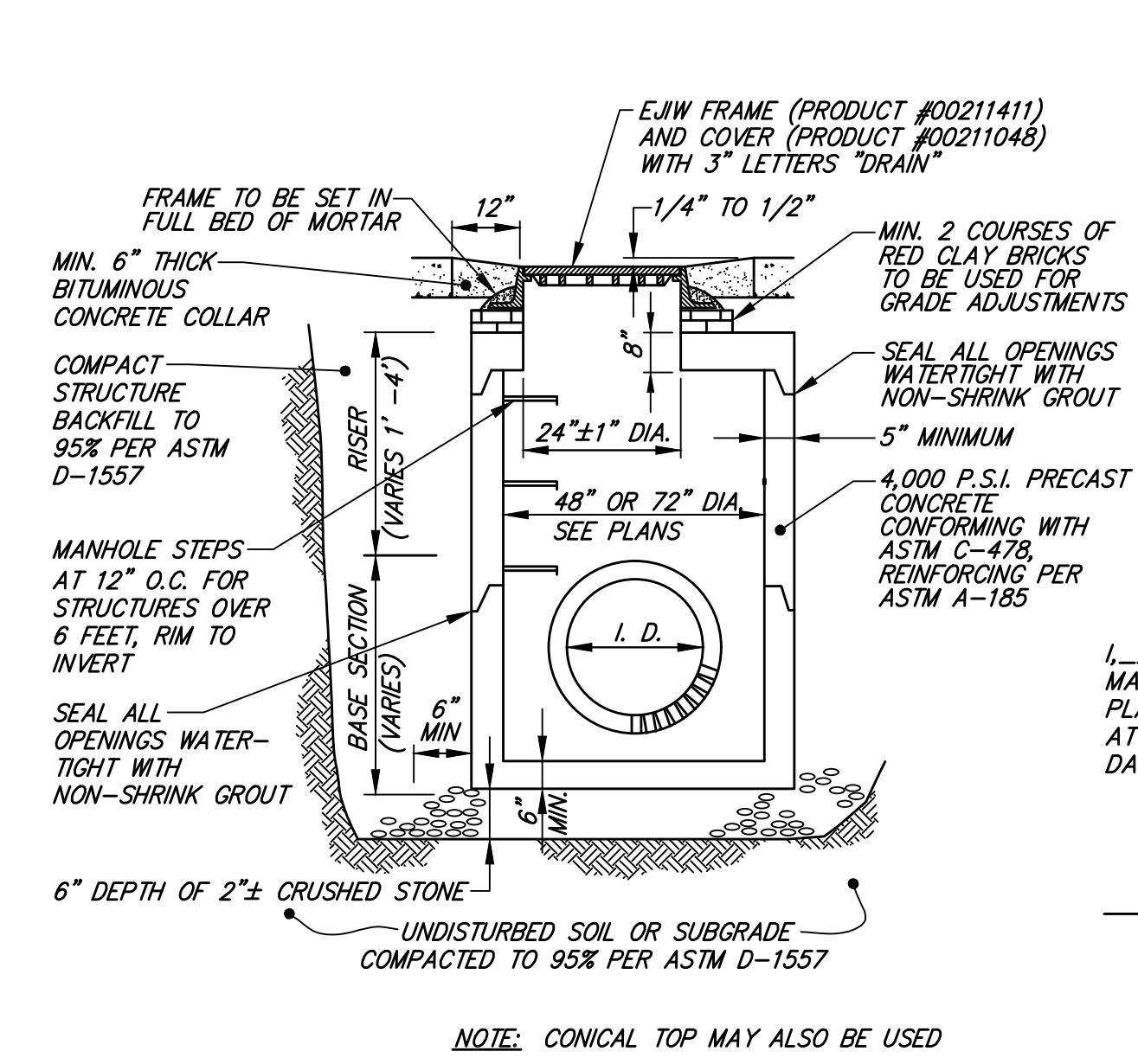
**C-8**



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



**2 CATCH BASIN-DOUBLE W/ HOOD**  
TYPICAL CROSS SECTION NOT TO SCALE



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

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

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

CLERK OF THE TOWN OF ROWLEY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED IN THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I DECLARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

FOR HANCOCK ASSOCIATES \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY THE ROWLEY PLANNING BOARD**

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

**PERMIT SITE PLAN**

Land Off Forest Ridge Dr.  
Rowley, MA 01969

ASSESSORS: **PARCEL IDS**  
7-17  
LAND OFF FOREST RIDGE DRIVE

PREPARED FOR: **GATEWAY II 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



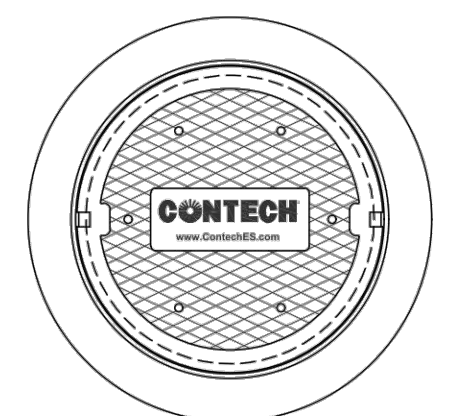
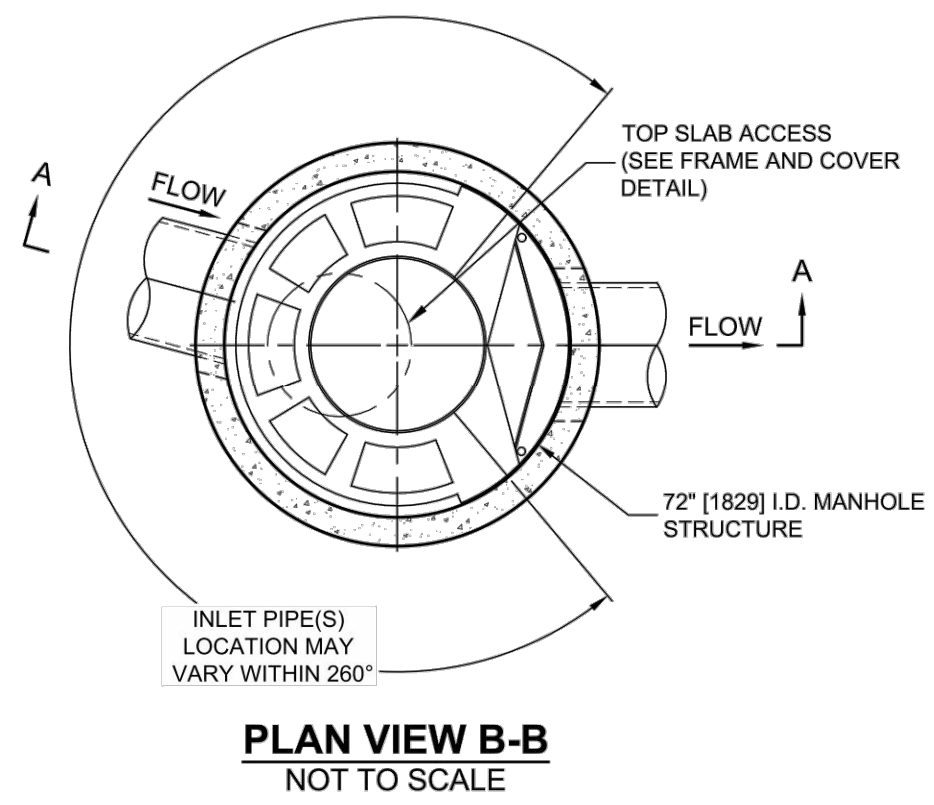
**CASCADE SEPARATOR DESIGN NOTES**

CS-6 RATED TREATMENT CAPACITY IS 5.6 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

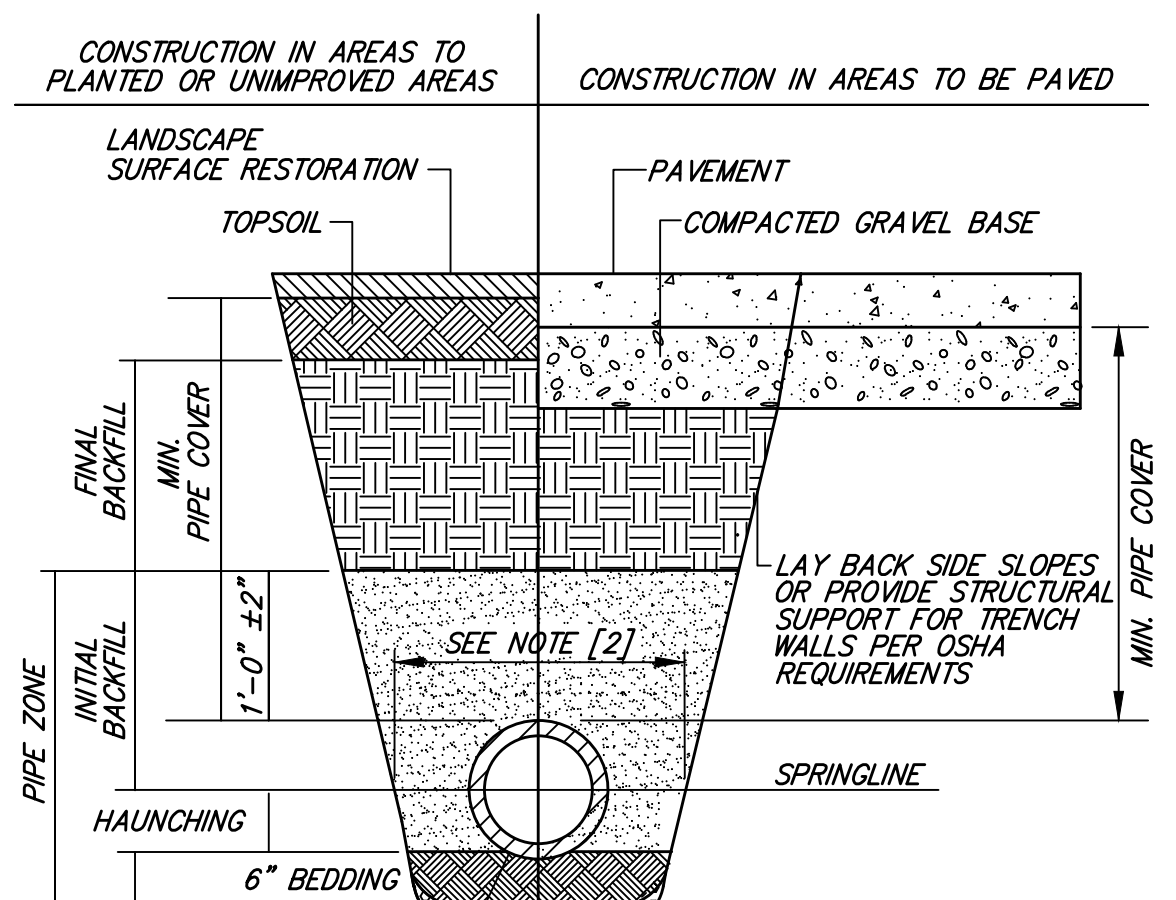
| CONFIGURATION DESCRIPTION             |
|---------------------------------------|
| GRATED INLET ONLY (NO INLET PIPE)     |
| GRATED INLET WITH INLET PIPE OR PIPES |
| CURB INLET ONLY (NO INLET PIPE)       |
| CURB INLET WITH INLET PIPE OR PIPES   |

**SITE SPECIFIC DATA REQUIREMENTS**

|                                     |  |
|-------------------------------------|--|
| STRUCTURE ID                        |  |
| WATER QUALITY FLOW RATE (cfs [L/s]) |  |
| PEAK FLOW RATE (cfs [L/s])          |  |
| RETURN PERIOD OF PEAK FLOW (yrs)    |  |
| RIM ELEVATION                       |  |
| PIPE DATA:                          |  |
| INLET PIPE 1                        |  |
| INLET PIPE 2                        |  |
| OUTLET PIPE                         |  |
| NOTES / SPECIAL REQUIREMENTS:       |  |



**FRAME AND COVER**  
(DIAMETER VARIES)  
NOT TO SCALE



SHAPE BEDDING BY HAND TO FIT BOTTOM OF PIPE; INSTALL PIPE ON STABLE BEDDING WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL.

**FOUNDATION, BEDDING, & BACKFILL MATERIALS**

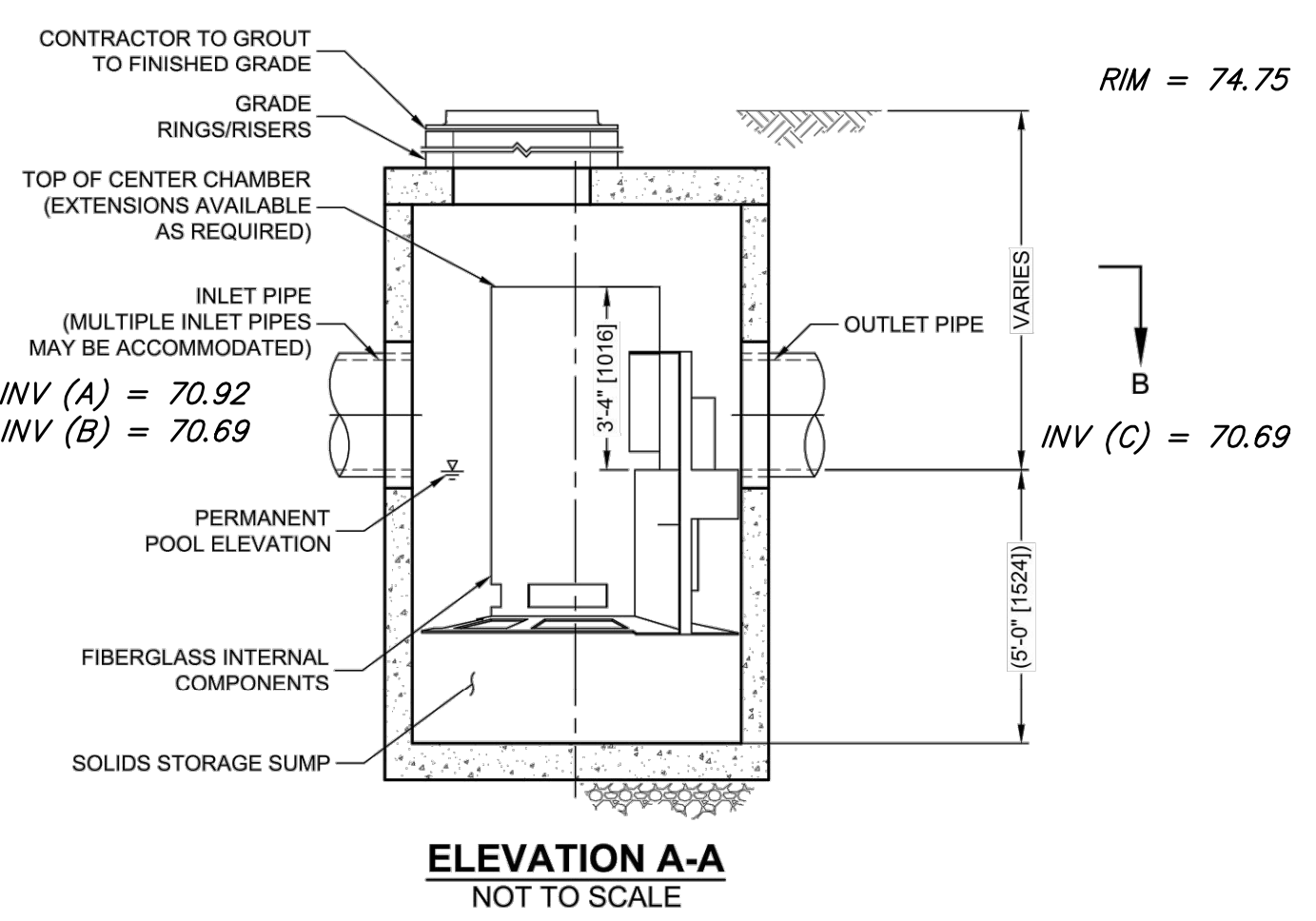
| PIPE MATERIAL            | HDP, PVC | RC, DI |
|--------------------------|----------|--------|
| FOUNDATION STABILIZATION | [6]      | [6]    |
| BEDDING                  | [1]      | [1]    |
| HAUNCHING                | [1]      | [1]    |
| INITIAL BACKFILL         | [1]      | [1]    |
| FINAL BACKFILL           | [4]      | [4]    |
| MIN. PIPE COVER          | [5]      | [5]    |

[3] INSTALL PIPE IN CENTER OF TRENCH.  
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.  
[5] MINIMUM COVER OVER TOP OF PIPE:

| PIPE MATERIAL | HDP, PVC | RC, DI |
|---------------|----------|--------|
| WATER         | 5'-0"    | 5'-0"  |
| SEWER         | 4'-0"    | 4'-0"  |
| DRAIN         | 1'-6"    | 1'-0"  |

[6] FOR FOUNDATION STABILIZATION, USE 2"± CRUSHED STONE.

**4 PIPE TRENCH**  
TYPICAL CROSS SECTION NOT TO SCALE



**CASCADE separator™**



**CS-6 CASCADE SEPARATOR STANDARD DETAIL**

**5 HYDRODYNAMIC SEPARATOR**  
TYPICAL CROSS SECTION NOT TO SCALE

**SITE DETAILS**

PLT DATE: Sep 13, 2023 10:24 am  
PATH: P:\Gtd\_20 Projects\26696-Gateway-Rowley\Eng\DWG\

DWG: 26696psp1\_det.dwg  
LAYOUT: DET 3  
SHEET: 12 OF 12  
PROJECT NO.: 26696

**C-9**