

**21-27 Hancock Street,
Newburyport**

Request for
**Special Permit for Court/Lane and
Subdivision Approval**

April 7, 2021



Mead, Talerman & Costa, LLC
Attorneys at Law

**21-27 Hancock Street,
Newburyport**
**Summary of Planning
Board Applications**

**Summary of Planning Board
Applications**

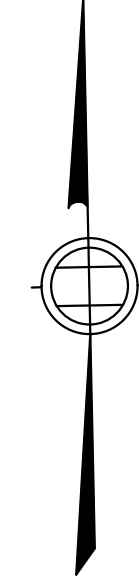
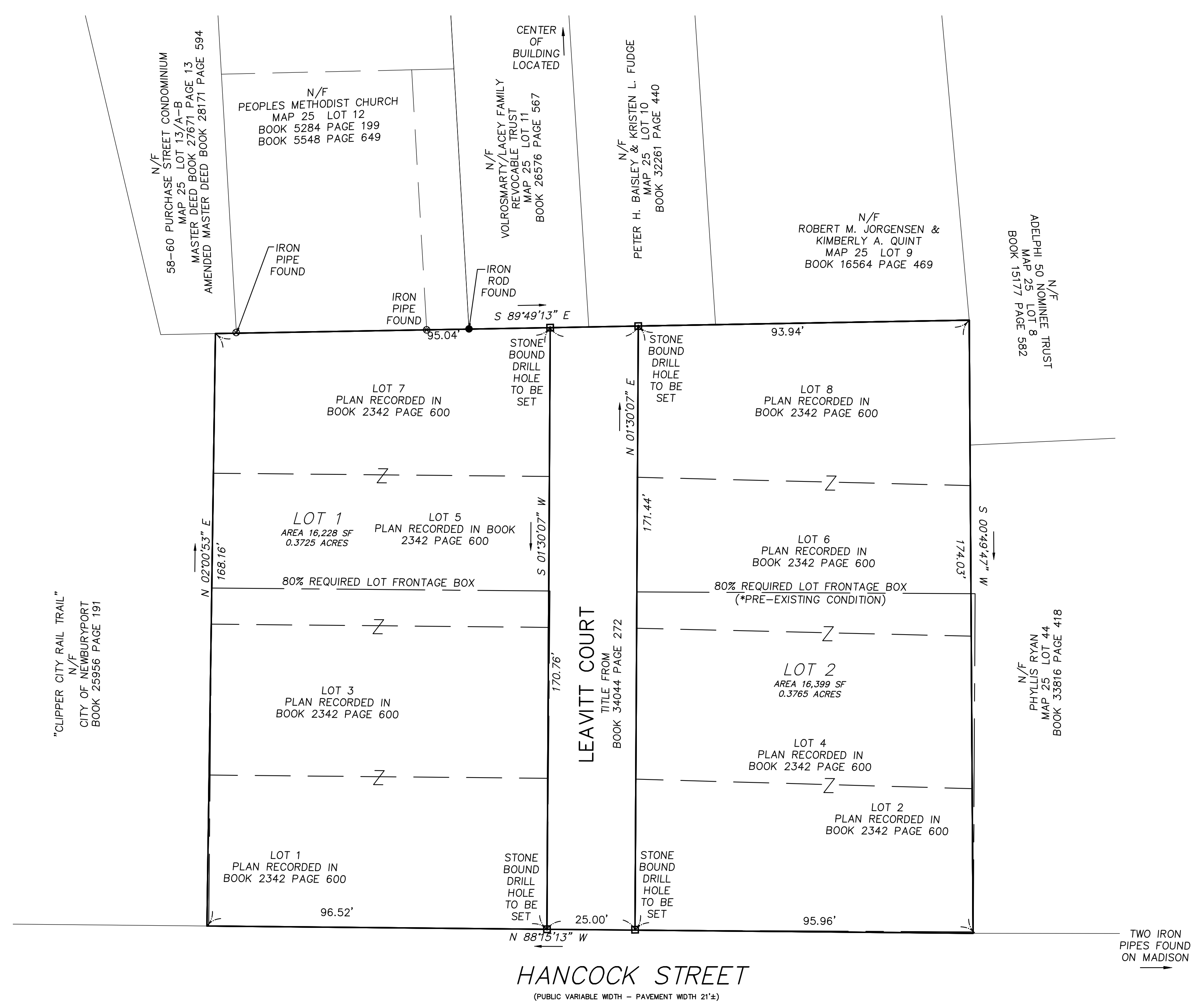
- Proposing to construct a Court which has been laid out as a right of way with deeded rights since at least 1916 and will serve both properties.
- Also requires Subdivision Approval.

**21-27 Hancock Street,
Newburyport
Lot Dimensions**

Lot Dimensions

- 21-25 Hancock Street:
 - Requires 15,000 sq. ft. of lot area for a two-family use. Here, proposed lot will have 16,228 sq. ft.
 - Requires 120 feet of frontage for two family use. Lot currently has 96.52 feet of frontage, but upon approval of Court/Lane will become a corner lot and have 267.28 feet of frontage.
- 27 Hancock Street:
 - Same lot area and frontage requirements, but this lot will have 16,400 sq. ft. of lot area, currently has 95.96 feet of frontage, and will have 267.40 feet of frontage as a corner lot.

RESERVED FOR REGISTERS USE ONLY



NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEAVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN OCTOBER 15, 2020 AND MARCH 30, 2021.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. POINT OF ENTRY FOR UTILITIES ARE AS SHOWN. UTILITY ENTRY POINTS NOT SHOWN ARE UNKNOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

EVERETT J. CHANDLER
 P.L.S. EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

21 HANCOCK STREET

OWNER: G&S MASSACHUSETTS REALTY TRUST

DEED REFERENCE: BOOK 34044 PAGE 272

ASSESSORS: MAP 25 PARCEL 42

PLAN REF: LOTS 1, 3, 5, 7 & LEAVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

27 HANCOCK STREET

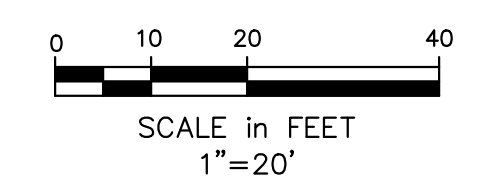
OWNER: WILLIAM F. & JOYCE E. COLBY

DEED REFERENCE: BOOK 7229 PAGE 301

ASSESSORS: MAP 25 PARCEL 43

PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

HANCOCK STREET
 (PUBLIC VARIABLE WIDTH - PAVEMENT WIDTH 21')

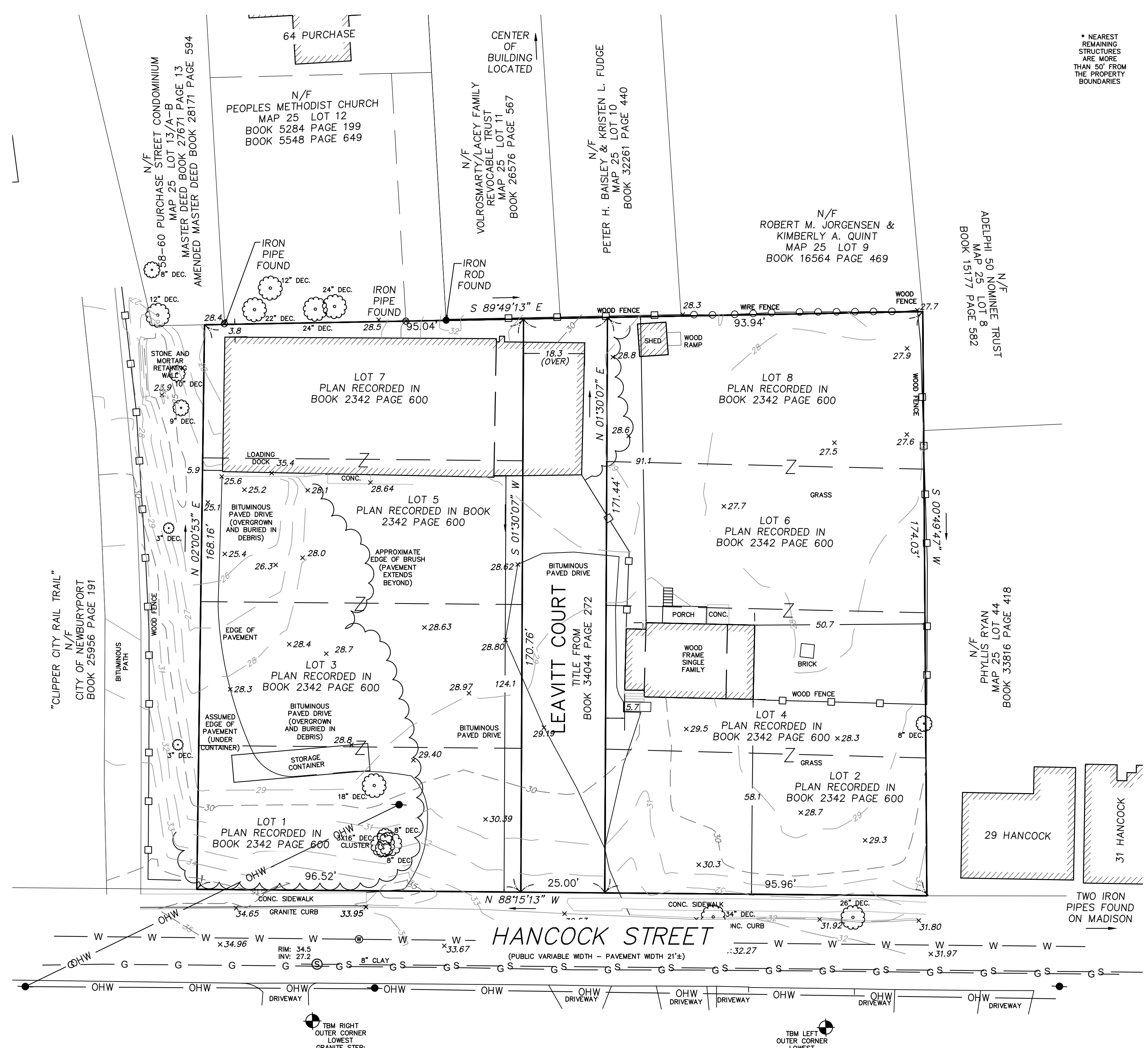


CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.	_____
CLERK	DATE
_____	DATE

Copyright 2021 Winter GEC, LLC

Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1"= 20' VERT: _____	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISIONS					FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	PLAN OF LAND 21 & 27 HANCOCK STREET	PLAN OF LAND IN NEWBURYPORT, MA SURVEYED FOR CASWELL DEVELOPMENT, LLC	PROJECT NO. 2020-21-27HANCOCK DATE: <u>MAR 30, 2021</u> SHEET NO. S2
	NO.	DATE	BY	REVISIONS										

RESERVED FOR REGISTERS USE ONLY



* NEAREST REMAINING STRUCTURES ARE MORE THAN 50' FROM THE PROPERTY BOUNDARIES

NOTES
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CLERK	DATE
_____	DATE

Copyright 2021 Winter GEC, LLC

Winter GEC, LLC
 44 MERRIMAC STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE:				
HORIZ: 1" = 20'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
2	3/30/21	EJC	REVISED PER COMMENTS	
1	3/24/21	EJC	REVISED PER COMMENTS	

FIELD: CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

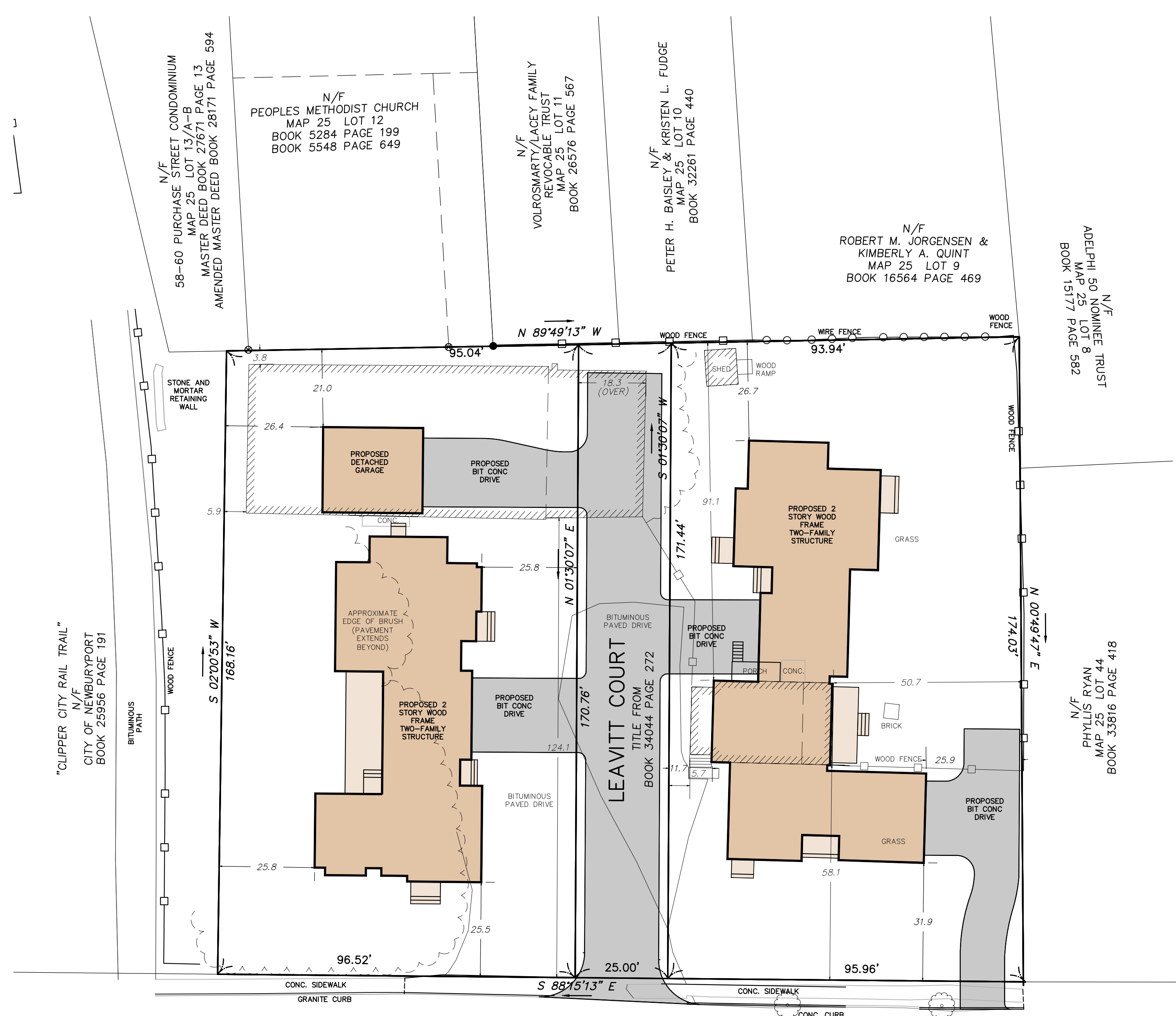
EXISTING CONDITIONS

21 & 27 HANCOCK STREET

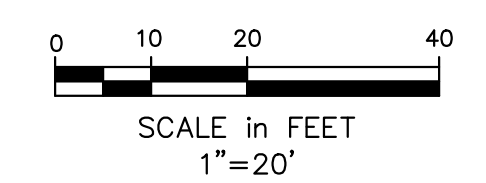
PLAN OF LAND IN
 NEWBURYPORT, MA
 SURVEYED FOR
 CASWELL DEVELOPMENT, LLC

PROJECT NO.
 2020-21-27HANCOCK
 DATE: JAN 20, 2021

SHEET NO.
 S1



HANCOCK STREET



ZONING

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	96.52 FEET	120 FEET	267.28 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.5 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	27 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%
MINIMUM PARKING REQUIRED	?	4+	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

ZONING

27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.9 FEET
SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	26.7 FEET
REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	23.5%
MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.3%
MINIMUM PARKING REQUIRED	2	0	4	4+

* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

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DESIGN FEATURES HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT AND ENGINEER.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

LOCUS TITLE INFORMATION

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P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

SCALE:				
HORIZ: 1"= 20'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
1	3/1/21	EJC	UPDATED BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS	

FIELD:	N/A
CALCS:	EC
CHECKED:	EJC
APPROVED:	EJC

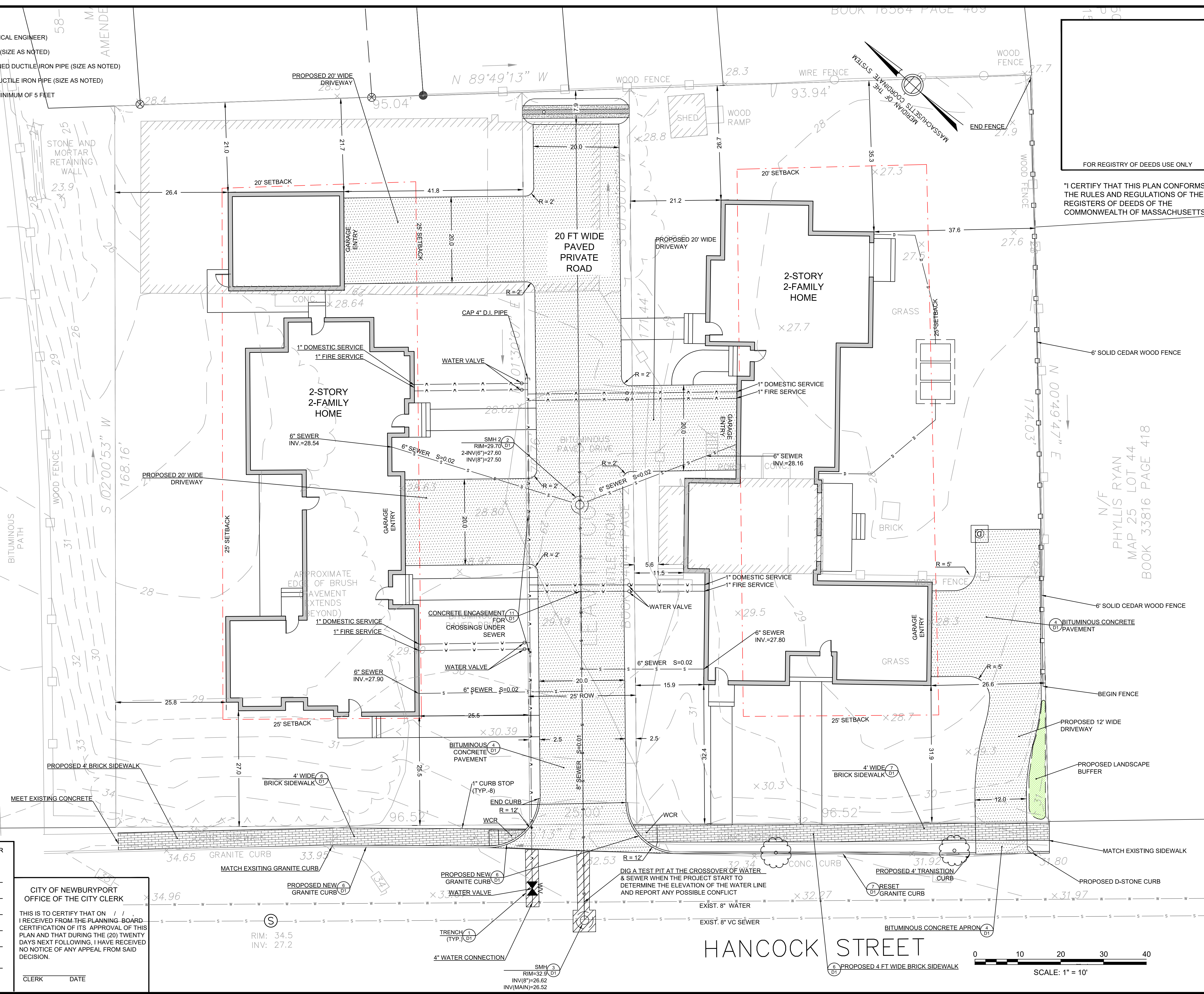
ZONING PLAN
21 & 27 HANCOCK STREET

PLAN OF LAND IN
NEWBURYPORT, MA
SURVEYED FOR
CASWELL DEVELOPMENT, LLC

PROJECT NO. 2020-21-27HANCOCK
DATE: JAN 20, 2021
SHEET NO. 1 OF 1

PIPE MATERIALS:
 (TO BE CONFIRMED WITH MECHANICAL ENGINEER)
 SEWER: PVC ASTM D3034-SDR 35. (SIZE AS NOTED)
 WATER: DOMESTIC: CONCRETE LINED DUCTILE IRON PIPE (SIZE AS NOTED)
 FIRE: CONCRETE LINED DUCTILE IRON PIPE (SIZE AS NOTED)
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

"CLIPPER CITY RAIL TRAIL"
 N/F
 CITY OF NEWBURYPORT
 BOOK 25956 PAGE 191



DEVELOPER:
 CASWELL DEVELOPMENT
 24 GRAF ROAD
 NEWBURYPORT MA

ARCHITECT:
 GRAF ARCHITECTS
 2 LIBERTY STREET
 NEWBURYPORT MA

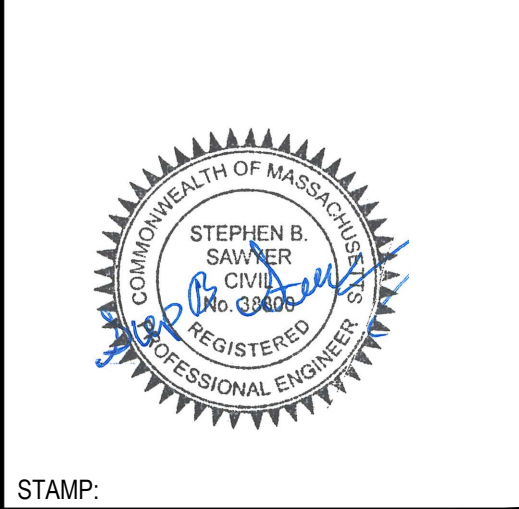
SURVEYOR
 WINTER GEC
 44 MERRIMAC ST. UNIT 312
 NEWBURYPORT, MA

PROJECT TEAM

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

21-27 HANCOCK
 NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

SITE LAYOUT & UTILITIES PLAN

SHEET NAME:

C1

SHT NO:
 DR BY: GS
 CHK BY: SS
 PROJ NO: PLAN
 DATE: 12/14/2020
 SCALE: 1"=10'

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING_20-087_LAY_MATL.dwg

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
 NEWBURYPORT PLANNING BOARD

DATE _____

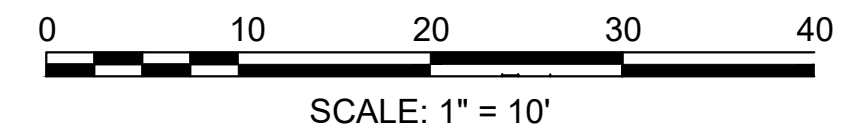
CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____

RIM: 34.5
 INV: 27.2

HANCOCK STREET



* ALL GUTTERS TO BE PIPED TO INFILTRATION CHAMBERS.
* THE PROJECT REDUCES IMPERVIOUS SURFACES AND AS SUCH REDUCES OFFSITE STORMWATER FLOW FROM THE PROPERTY

RAIN GARDEN
BOTTOM=27.68
RIM(B)=28.18

PERFORATE PIPE
INV(12")=25.18
TOS=26.68
BOS=24.68

FOR REGISTRY OF DEEDS USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

NORTH



DCI
Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD



STAMP:

DATE

GRADING & DRAINAGE PLAN

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____

SHEET NAME:

C2

SHT NO:

DR BY: GS

CHK BY: SS

PROJ NO: 20-087

DATE: 02/17/2021

SCALE: 1"=10'

"CLIPPER CITY RAIL TRAIL"
N/F
CITY OF NEWBURYPORT
BOOK 25956 PAGE 191

BITUMINOUS PATH

58-60
MAST
AMENDED

STONE AND MORTAR RETAINING WALL

GARAGE FLOOR
EL.=29.79

2-STORY 2-FAMILY HOME

GARAGE FLOOR
EL.=30.75

2-STORY 2-FAMILY HOME

GARAGE FLOOR
EL.=30.10

2-STORY 2-FAMILY HOME

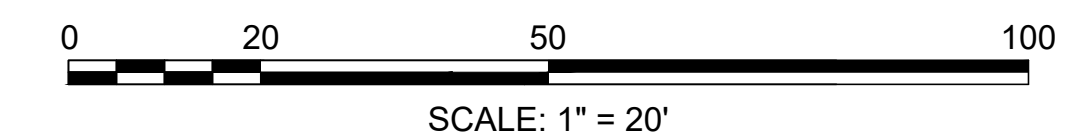
GARAGE FLOOR
EL.=30.10

2-STORY 2-FAMILY HOME

GARAGE FLOOR
EL.=30.10

RIM: 34.5
INV: 27.2

HANCOCK STREET



**21-27 Hancock Street,
Newburyport
Landscaping**

Landscaping

- Applicant met with City Planning Department, Peer Review Engineer, Parks Commission Chair, Parks Manager, Rail Trail Project Manager, and Tree Commission Head and incorporated feedback of all into latest landscape plan.
- Provides screening from abutting Rail Trail and 29 Hancock Street.
- Cleaning up lot, planting on City Property and trail slopes at request of City.

project:
21-27 HANCOCK STREET
 Newburyport, MA
 01950

architect:
GRAF ARCHITECTS
 2 Liberty Street
 Newburyport, MA
 01950
 T. 978 499 9442
 www.grafarch.com



- NOTES:
1. INVASIVE PLANTS TO BE REMOVED PRIOR TO PLANTING. MULCH COVERING ONCE PLANTING COMPLETE
 2. SIZE: 2.5"-3" CALIPER FOR ALL DECIDUOUS TREES, 8"-10" FOR ALL SPRUCE TREES

NOTE:
 LANDSCAPE DESIGN AS PER
 HATHEWAY LANDSCAPE CO.

title:
LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"
 2 april 2021

L01

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

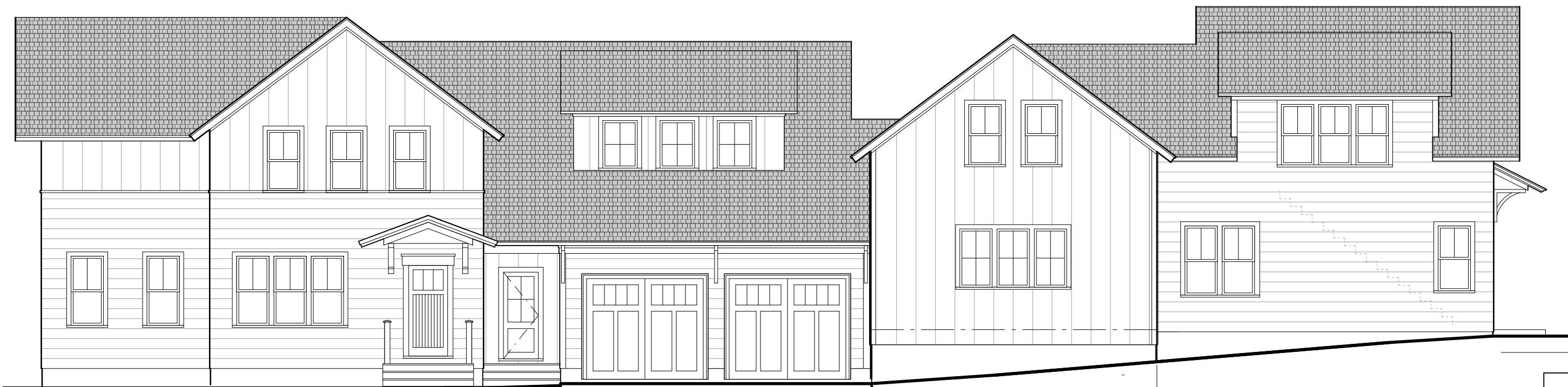
EXTERIOR ELEVATIONS UNITS A+B

SCALE: 1/8" = 1'-0"

29 february 2021



① South Exterior Elevation - UNIT A (HANCOCK ST)
SCALE: 1/8" = 1'-0"



② West Exterior Elevation - UNIT A+B (LEAVITT COURT)
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT B UNIT A

A03

project:

27 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS A+B

SCALE: 1/8" = 1'-0"

29 february 2021



1 North Exterior Elevation - UNIT B
SCALE: 1/8" = 1'-0"



2 East Exterior Elevation - UNITS A+B
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT A UNIT B

A04

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

EXTERIOR ELEVATIONS UNITS C+D

SCALE: 1/8" = 1'-0"

29 february 2021

A08



① Exterior Elevation - UNIT C (HANCOCK ST)
SCALE: 1/8" = 1'-0"



② Exterior Elevation - LEAVITT COURT
SCALE: 1/8" = 1'-0"

UNIT C UNIT D

project:

21-25 HANCOCK STREET

Newburyport, MA
01950

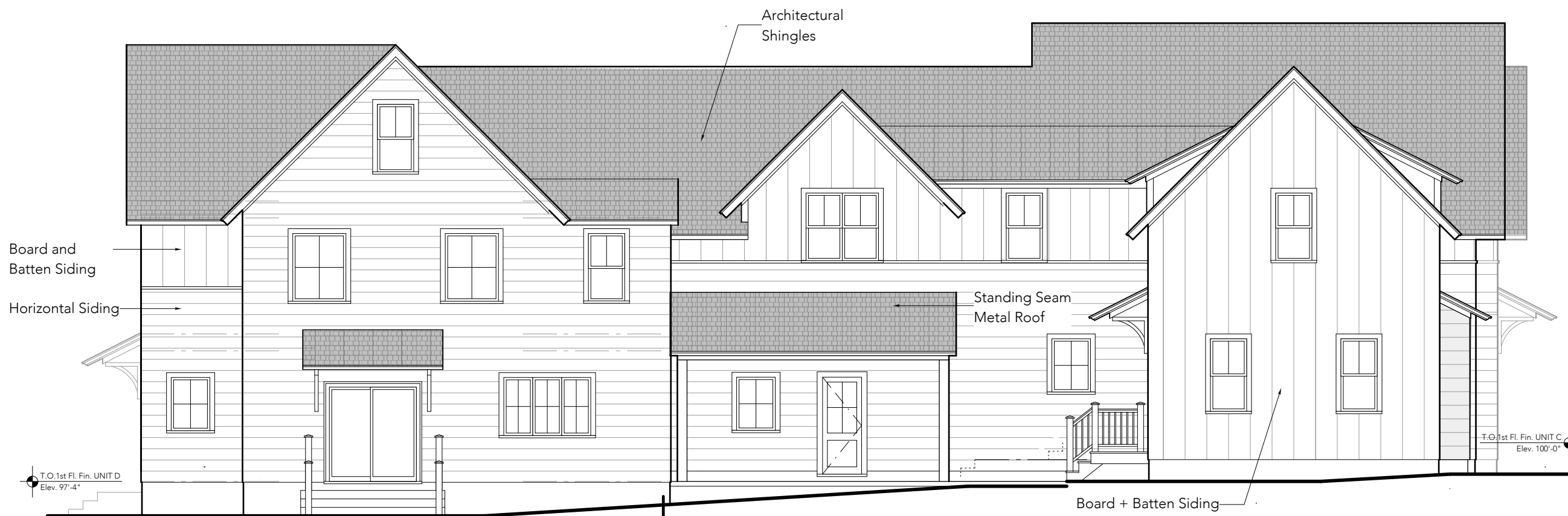
architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com



① Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



③ Exterior Elevation - RAIL TRAIL
SCALE: 1/8" = 1'-0"

UNIT D UNIT C

title:

EXTERIOR ELEVATIONS UNITS C+D

SCALE: 1/8" = 1'-0"
29 february 2021

A09







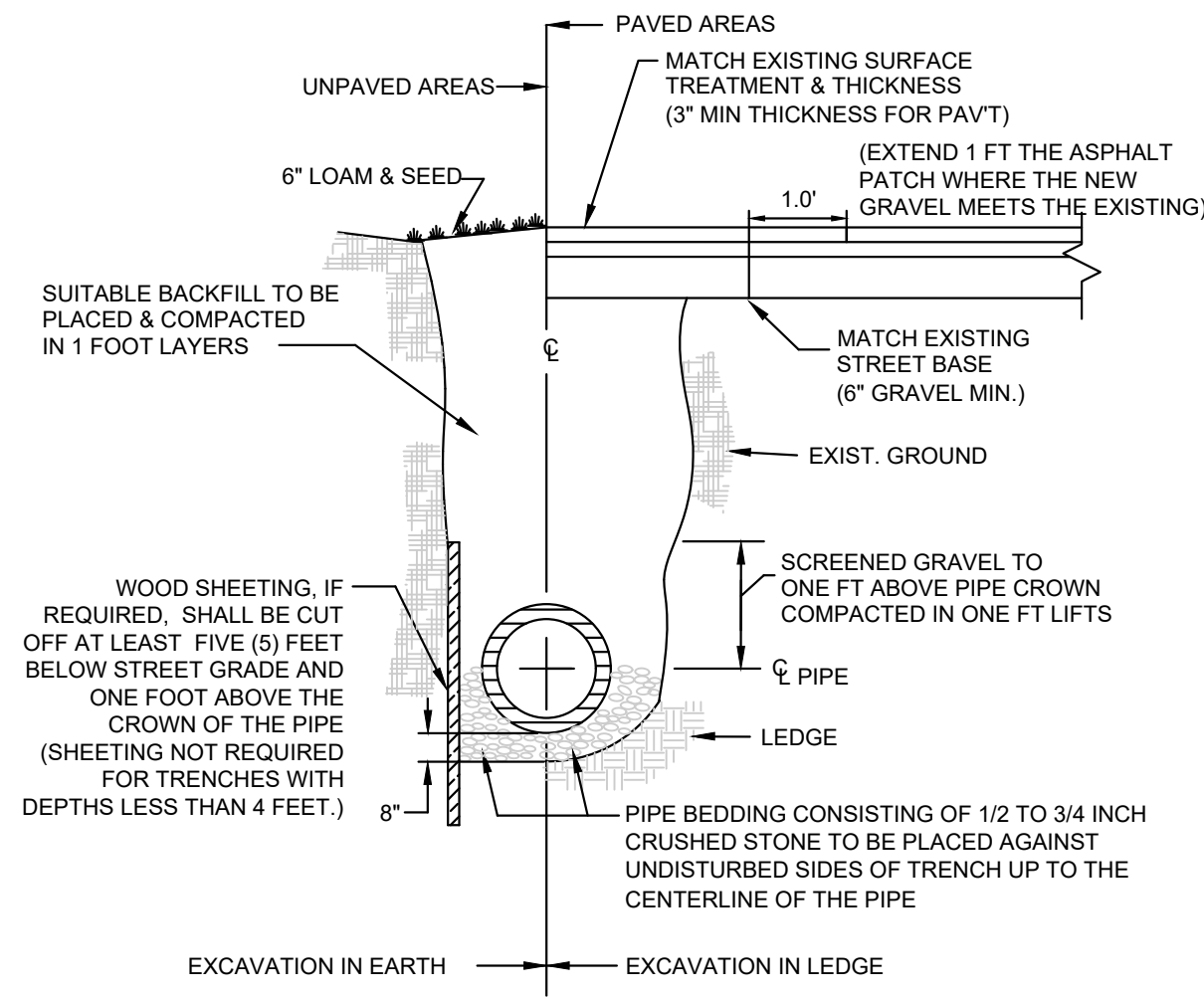


**21-27 Hancock Street,
Newburyport
Applicant Requesting**

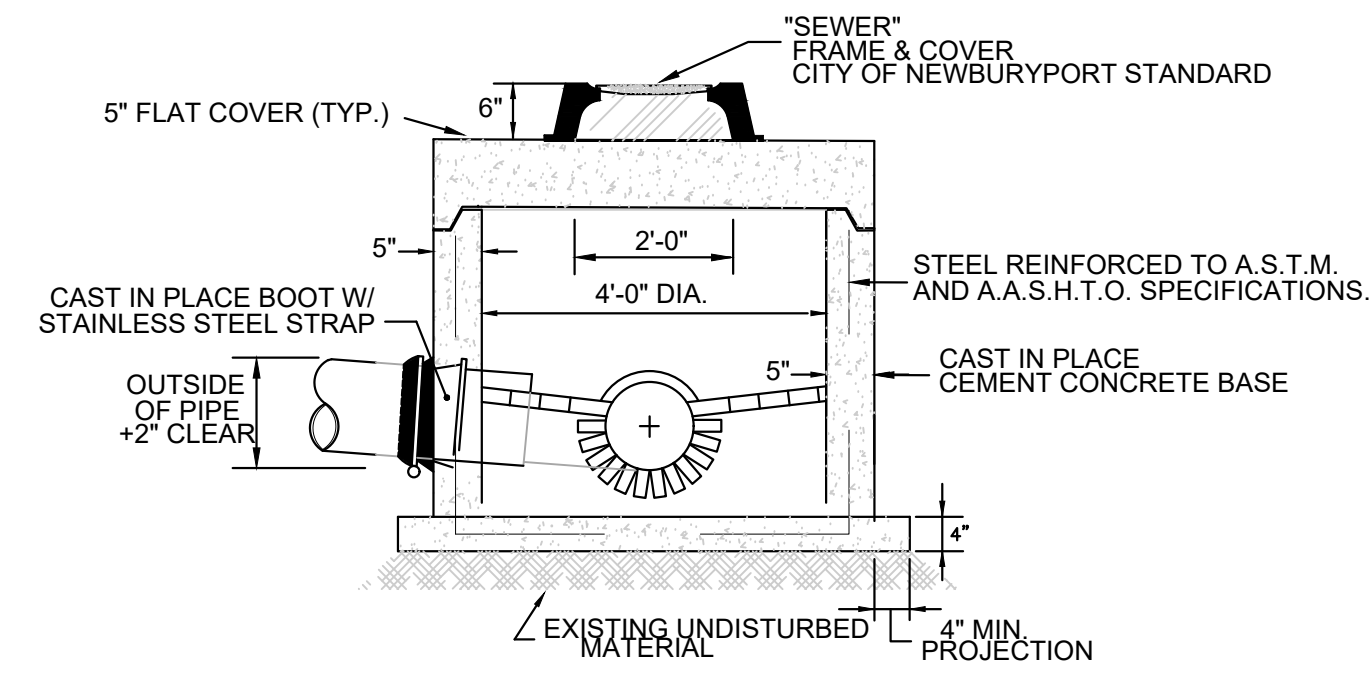
Applicant Requesting

Planning Board:

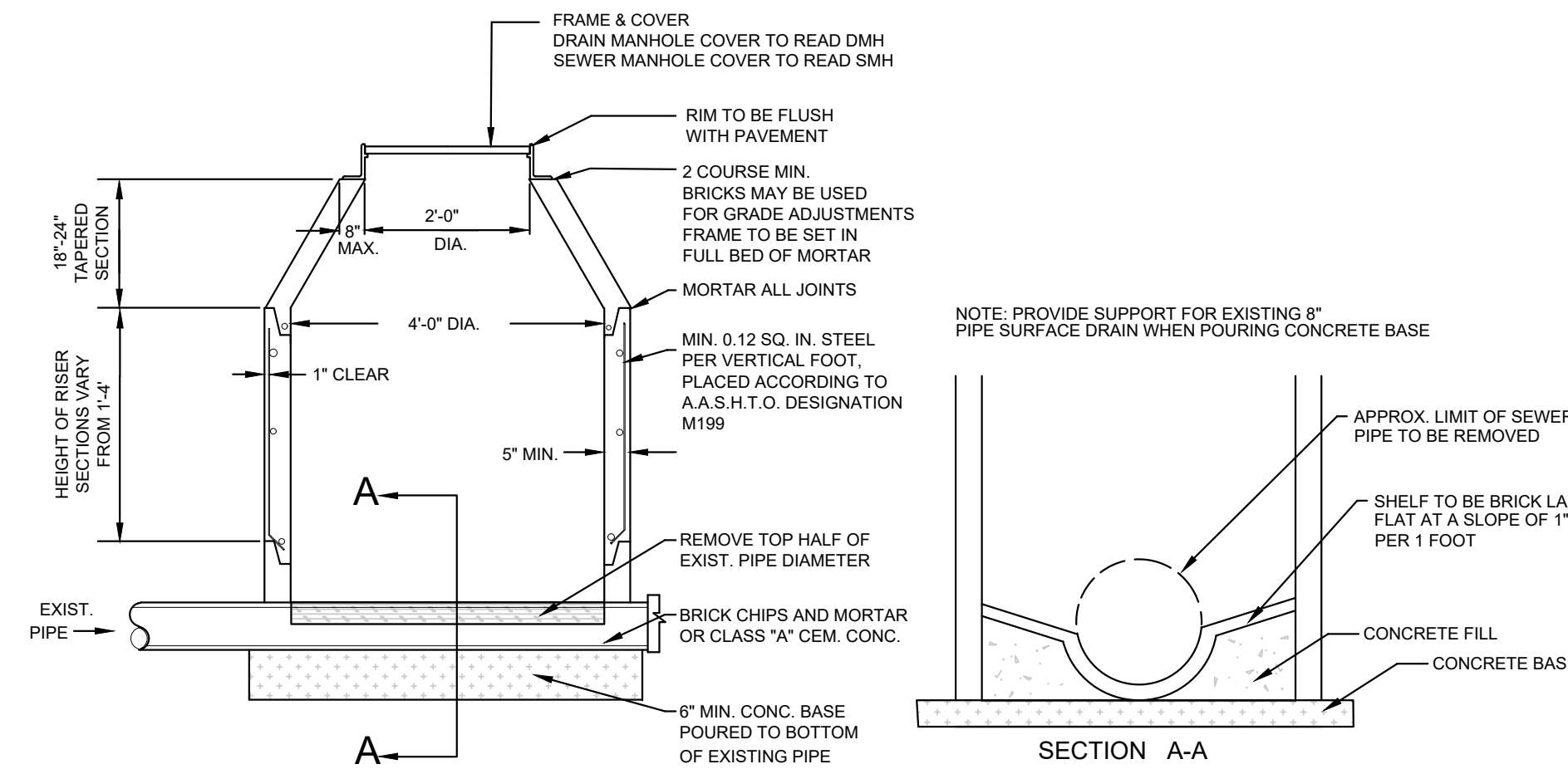
1. Approve Court/Lane Special Permit.
2. Approve Proposed Subdivision.



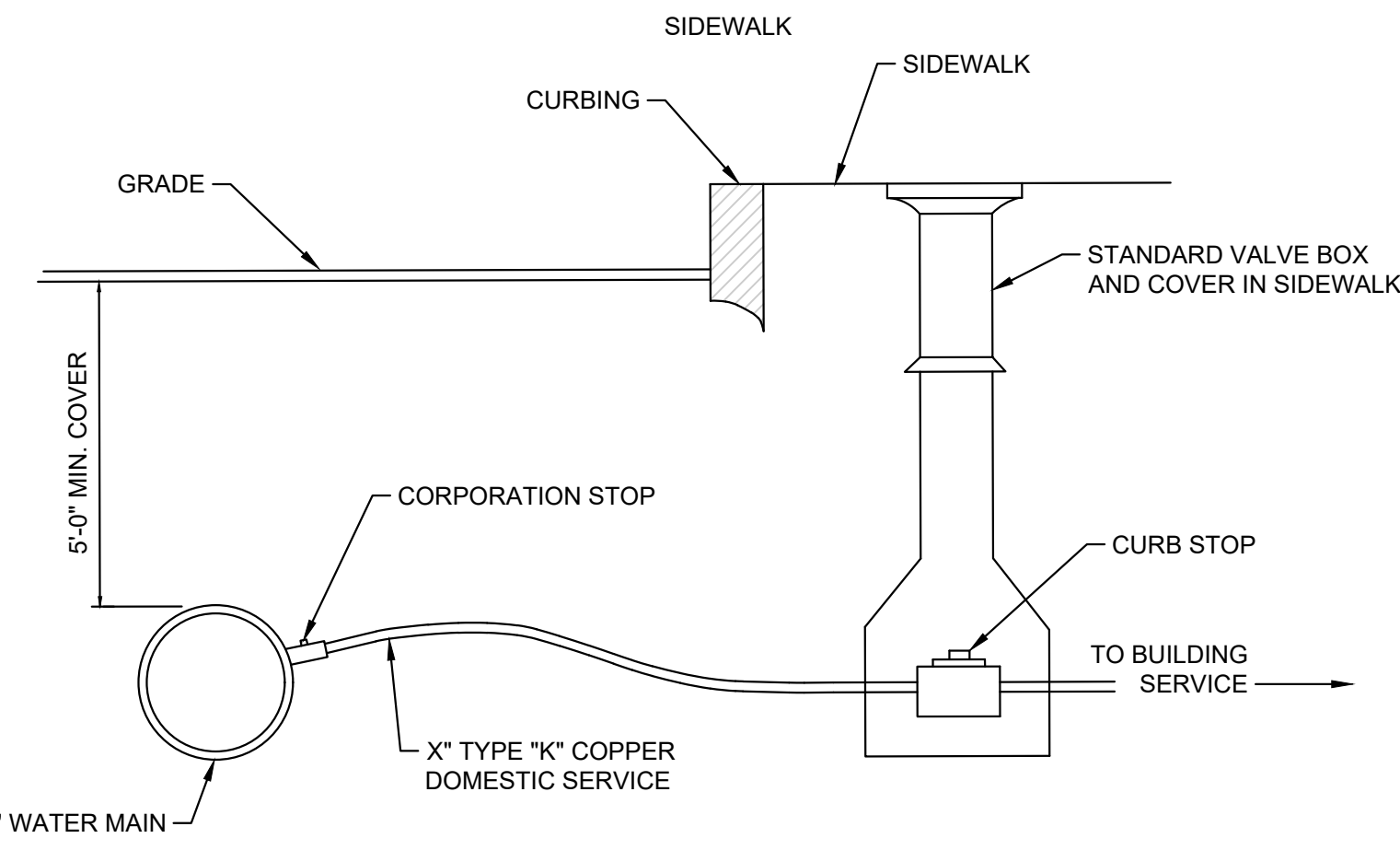
1 UTILITY TRENCH
NOT TO SCALE



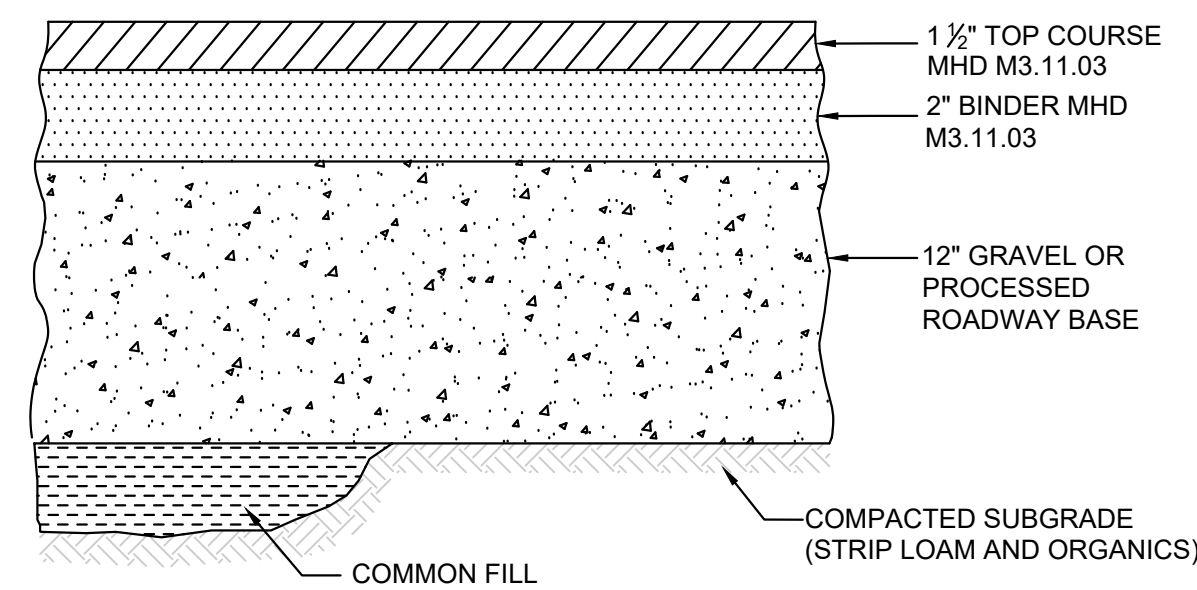
2 PRECAST CONCRETE SEWER MANHOLE
NOT TO SCALE



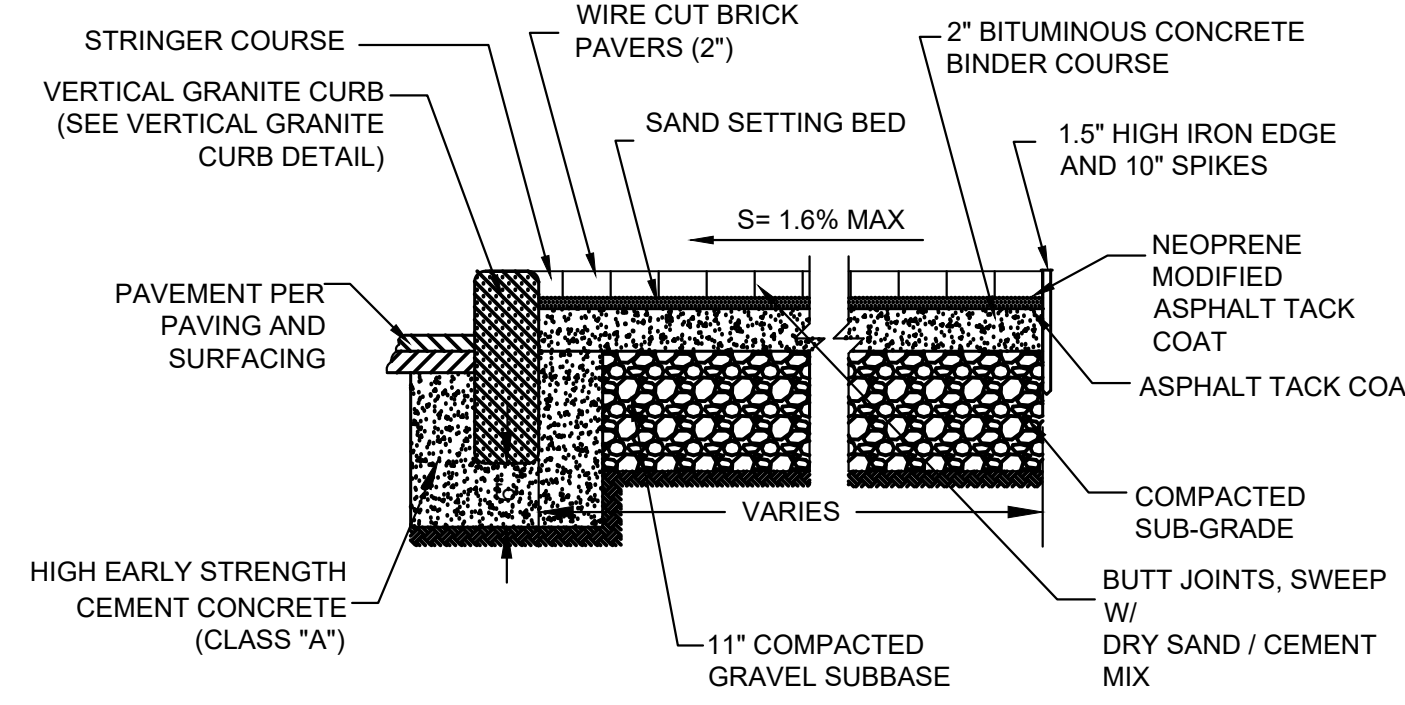
3 MANHOLE OVER EXISTING PIPE
NOT TO SCALE



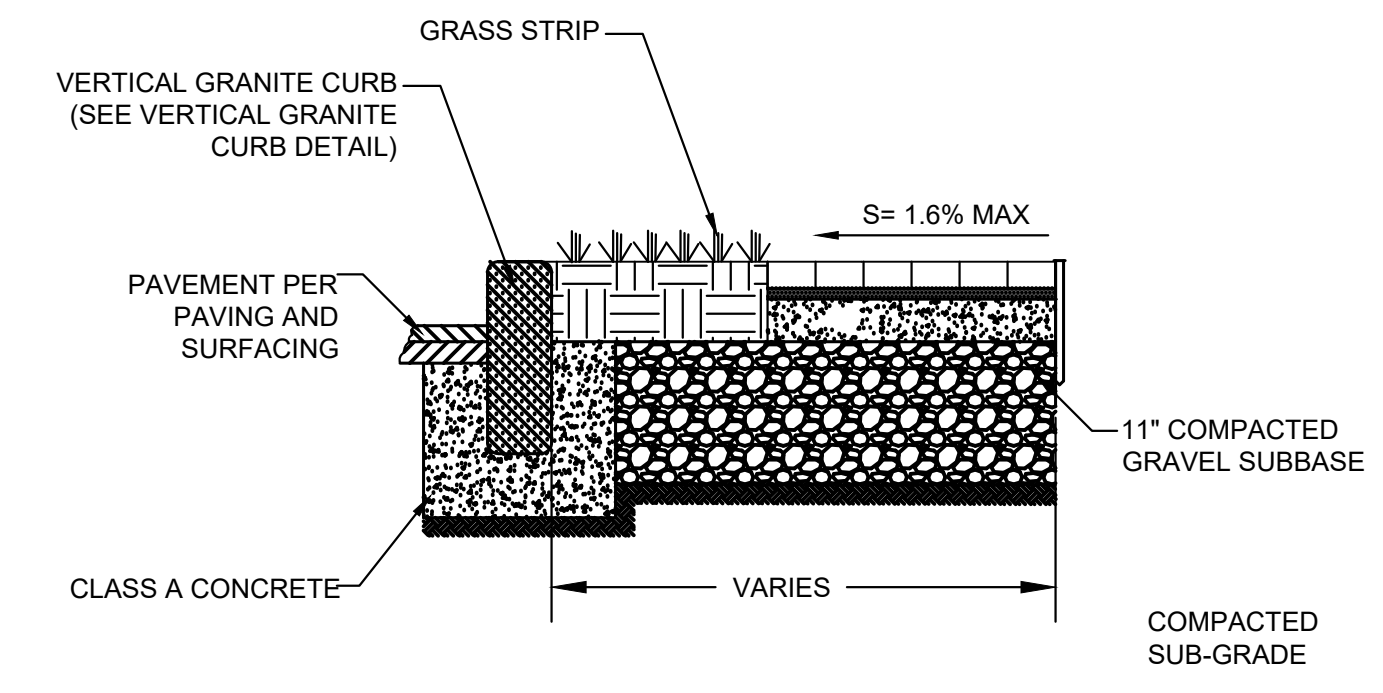
4 COPPER WATER SERVICE CONNECTION
NOT TO SCALE



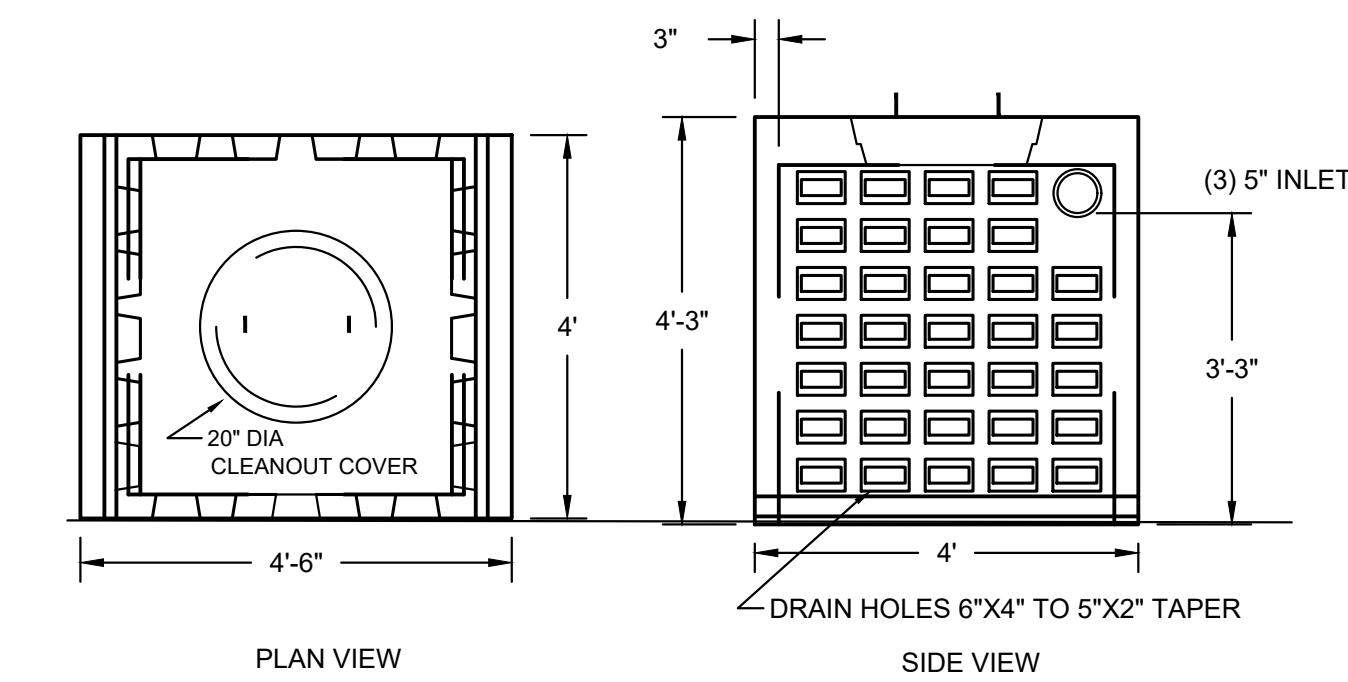
5 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



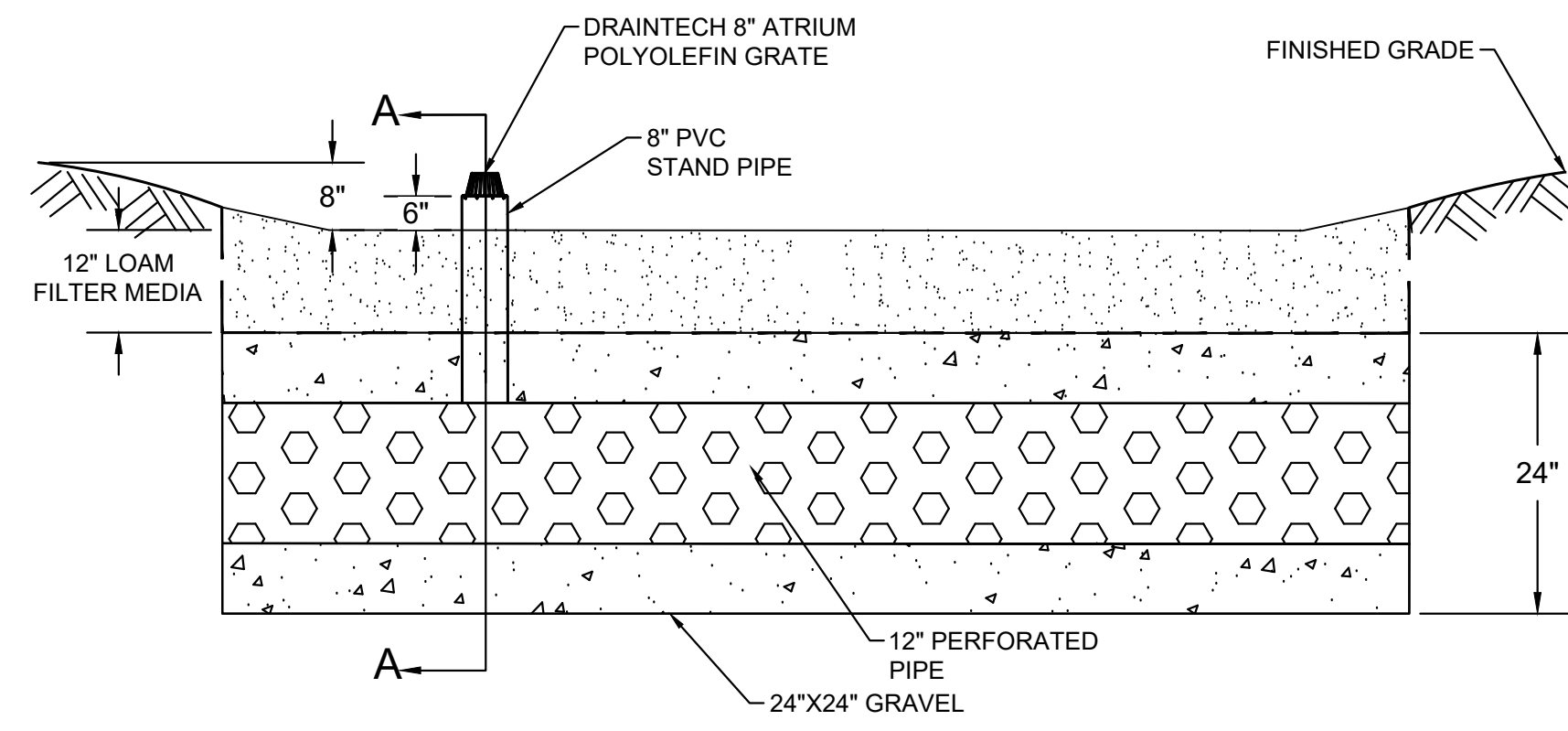
6 BRICK SIDEWALK
NOT TO SCALE



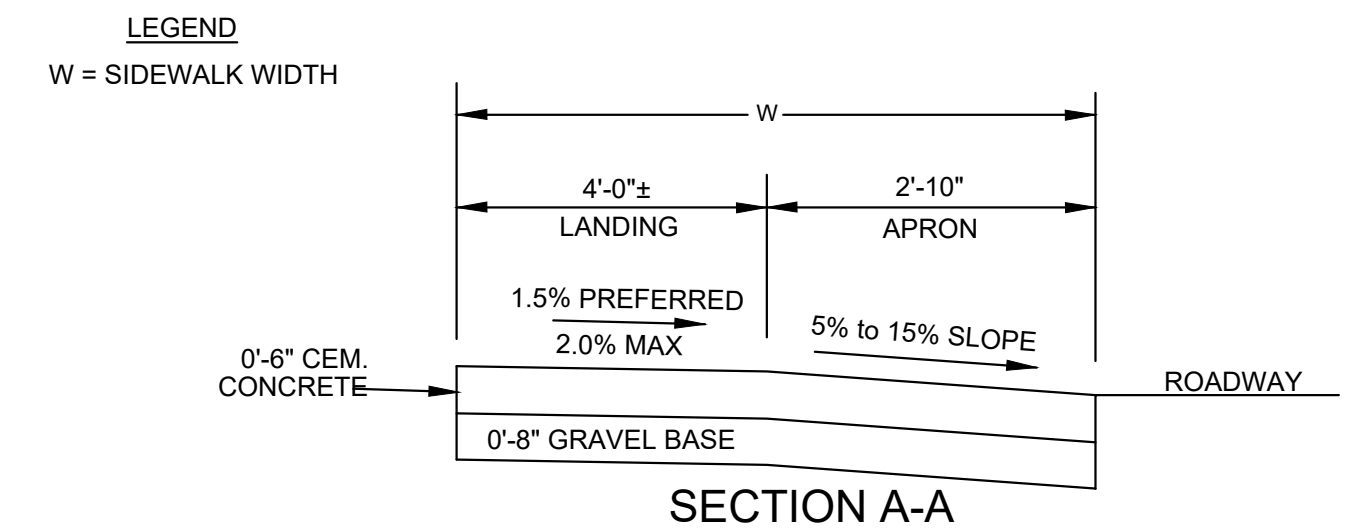
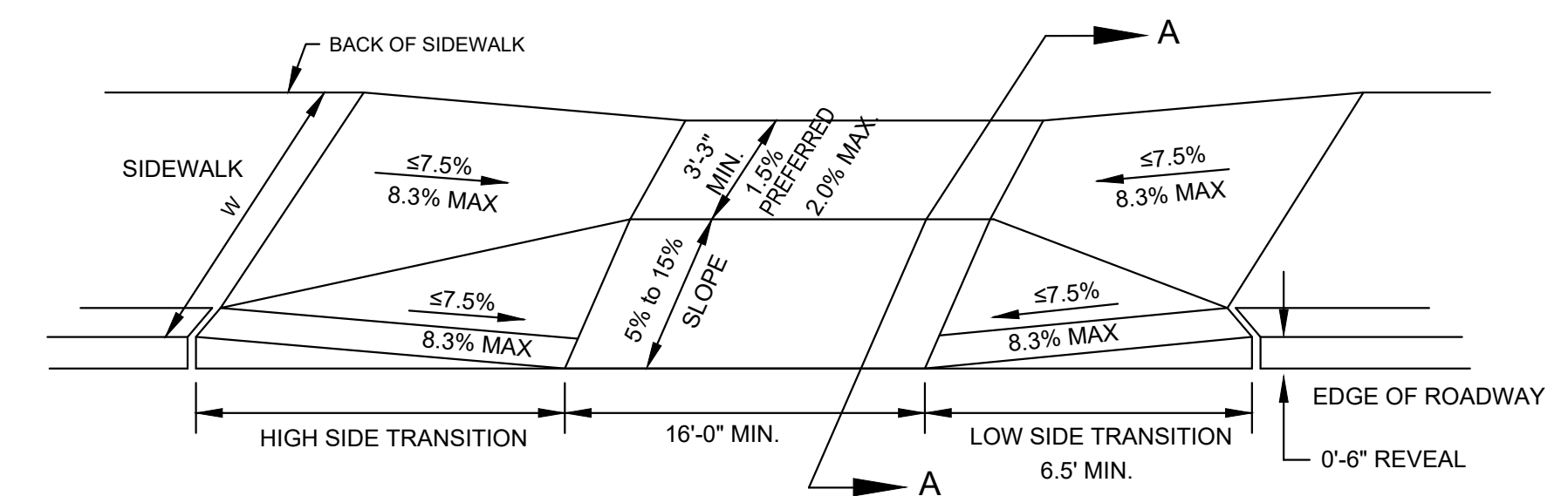
7 BRICK SIDEWALK & GRASS STRIP
NOT TO SCALE



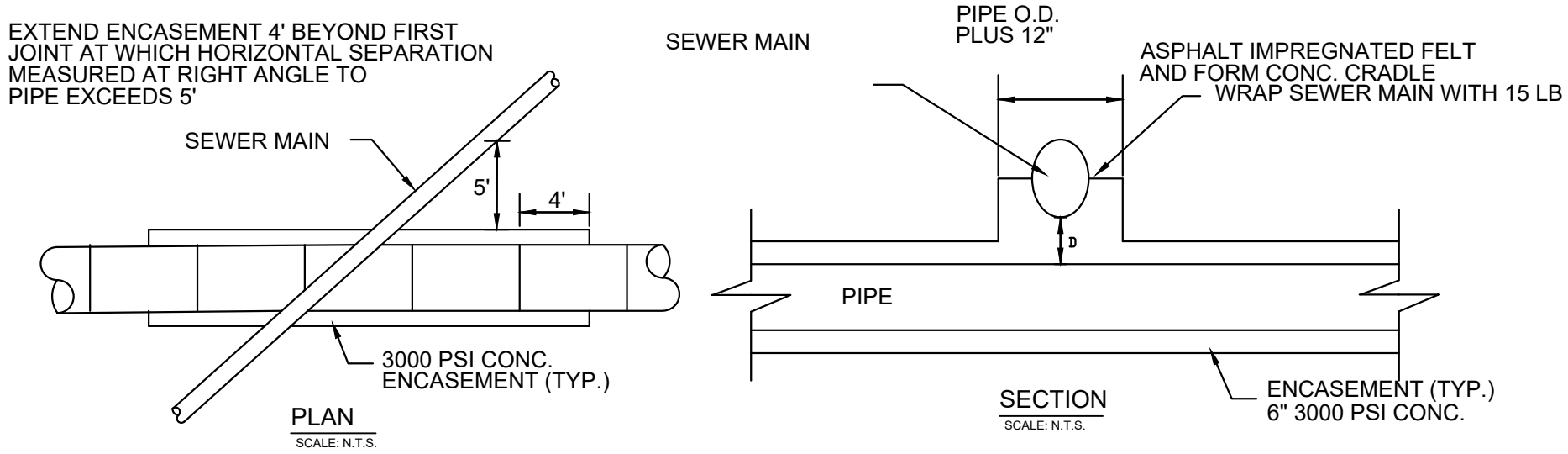
8 DRY WELL 300 GALLON
NOT TO SCALE



9 RAIN GARDEN
NOT TO SCALE



10 DRIVEWAY WITH TIPDOWNS
NOT TO SCALE



11 CONCRETE ENCASUREMENT DETAIL
NOT TO SCALE



DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

CONSTRUCTION
DETAILS

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

"PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW"
NEWBURYPORT PLANNING BOARD

THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____

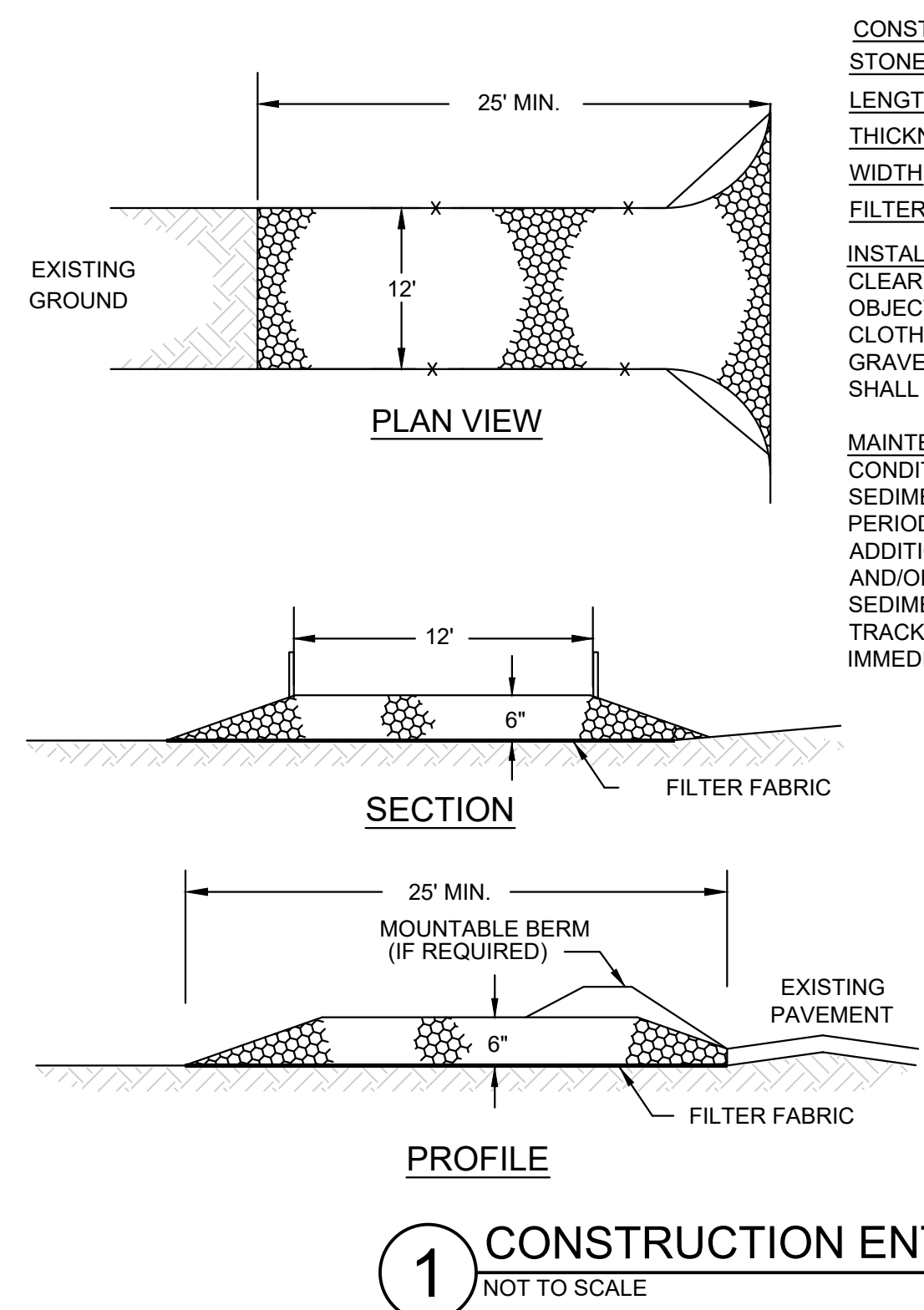
SHEET NAME:
D1

SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: NOT TO SCALE

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Drawings\ENGINEERING\20-087-CIVL-DETL.dwg

FOR REGISTRY OF DEEDS USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."



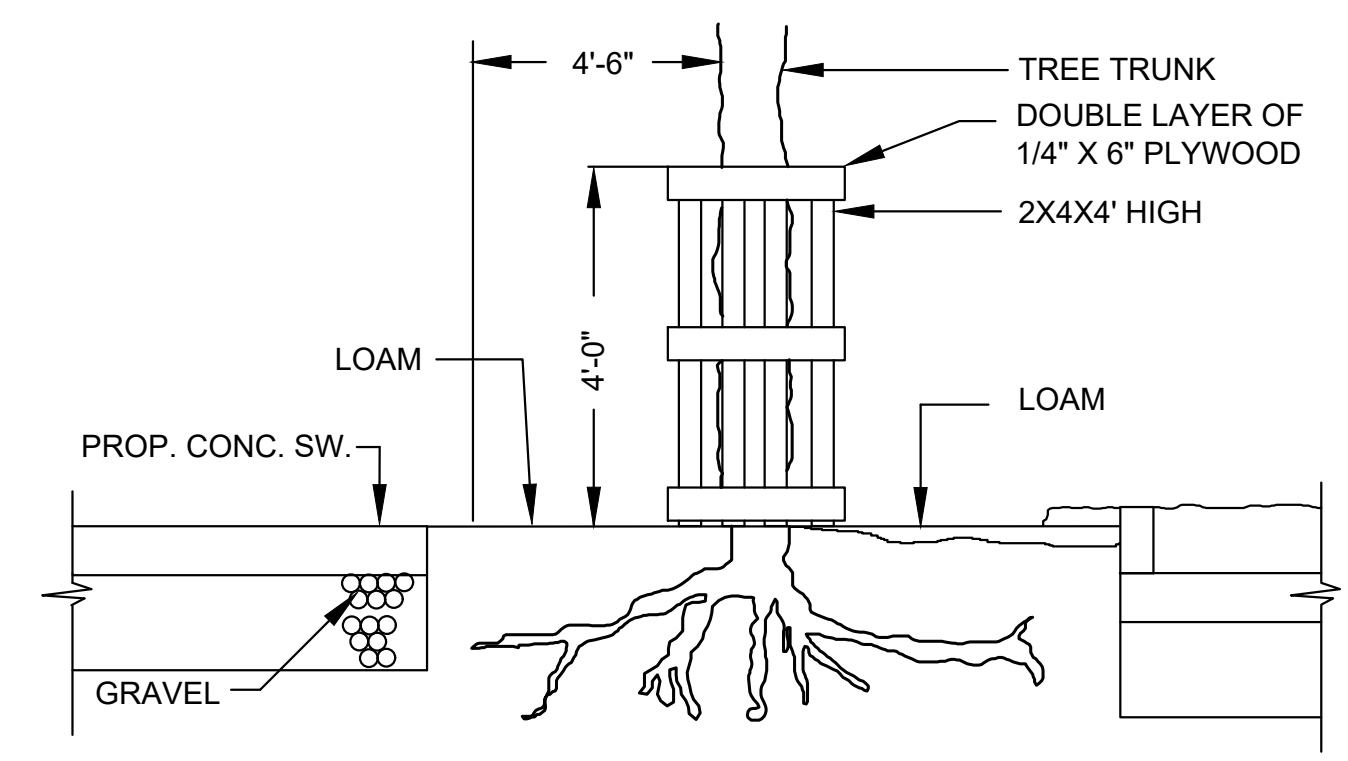
CONSTRUCTION SPECIFICATIONS
STONE SIZE - SEE GRADATION TABLE
LENGTH - 25 FOOT MINIMUM
THICKNESS - SIX (6) INCHES (MINIMUM)
WIDTH - 12' MINIMUM
FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

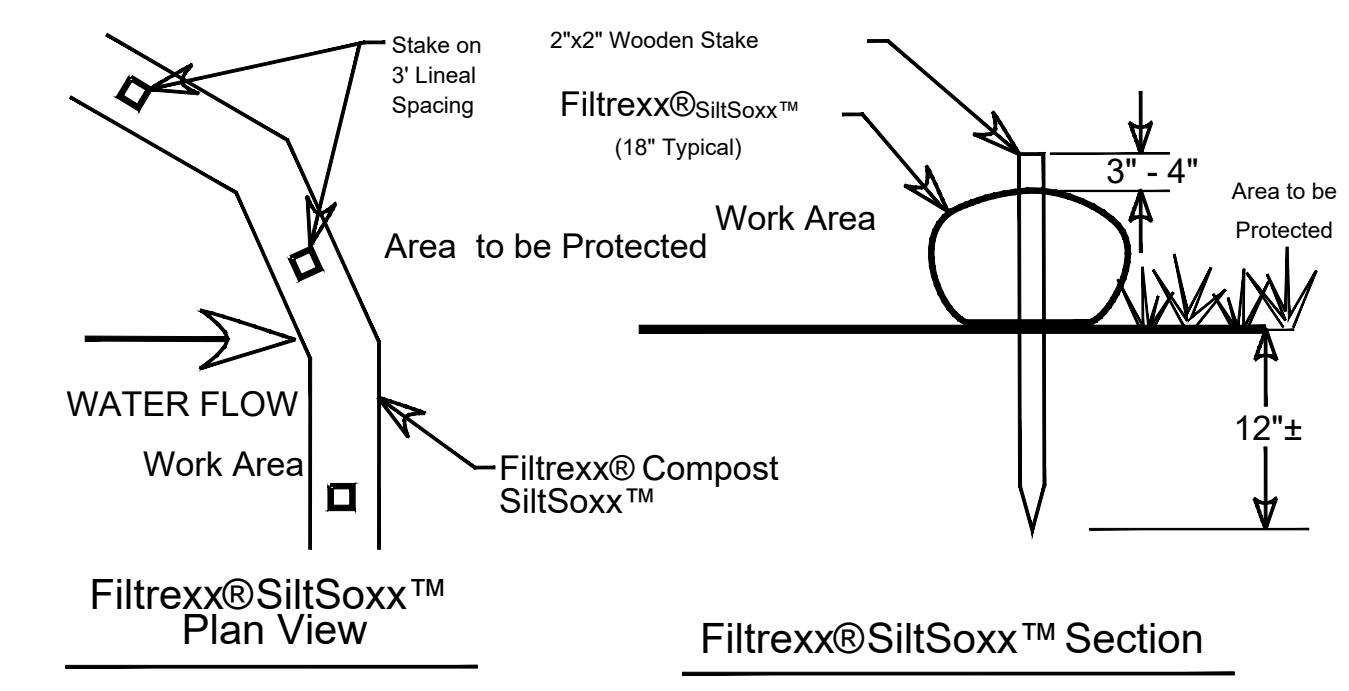
CRUSHED STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	40-55
3/4 inch	0-15
3/8 inch	0-5



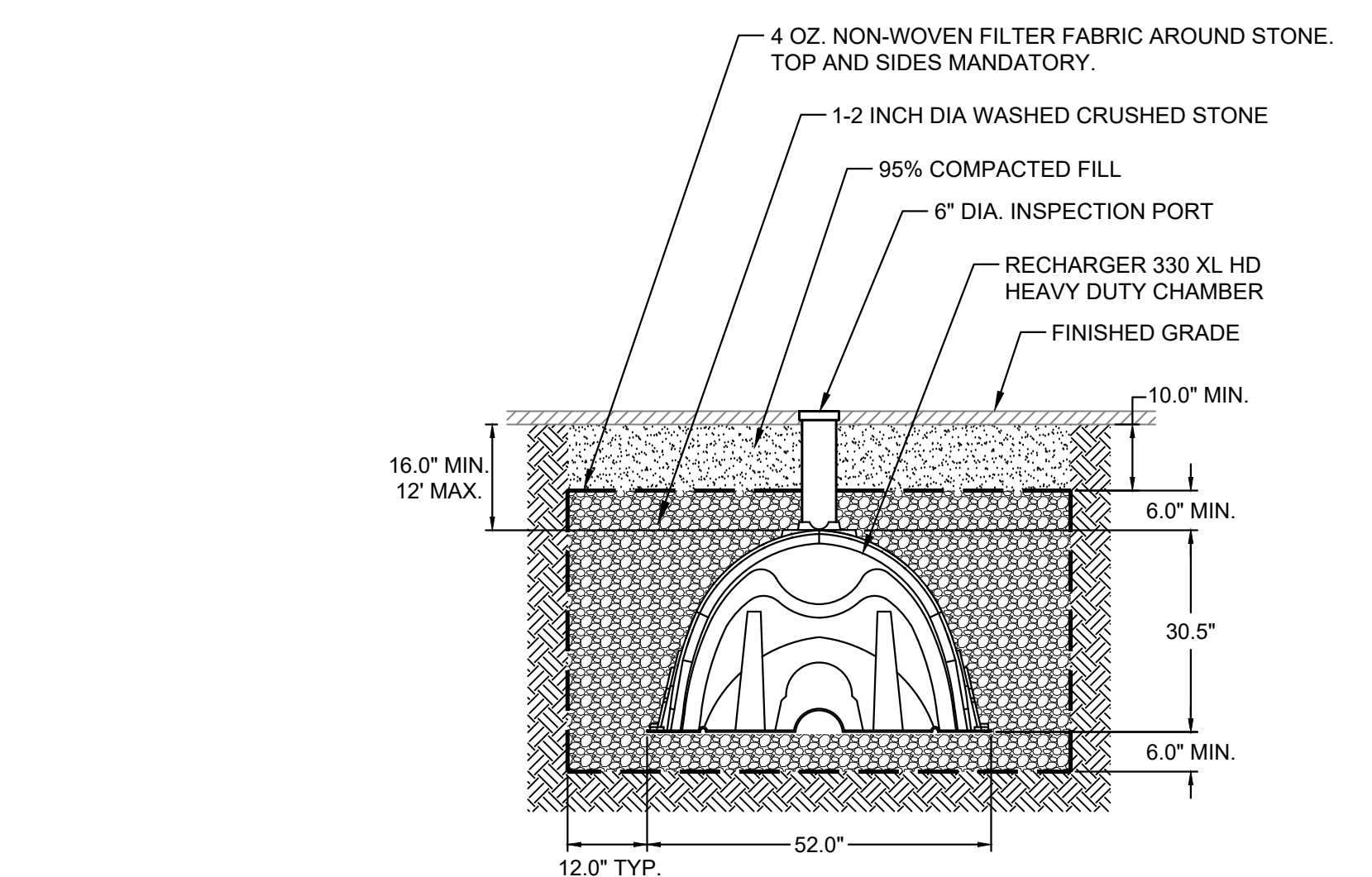
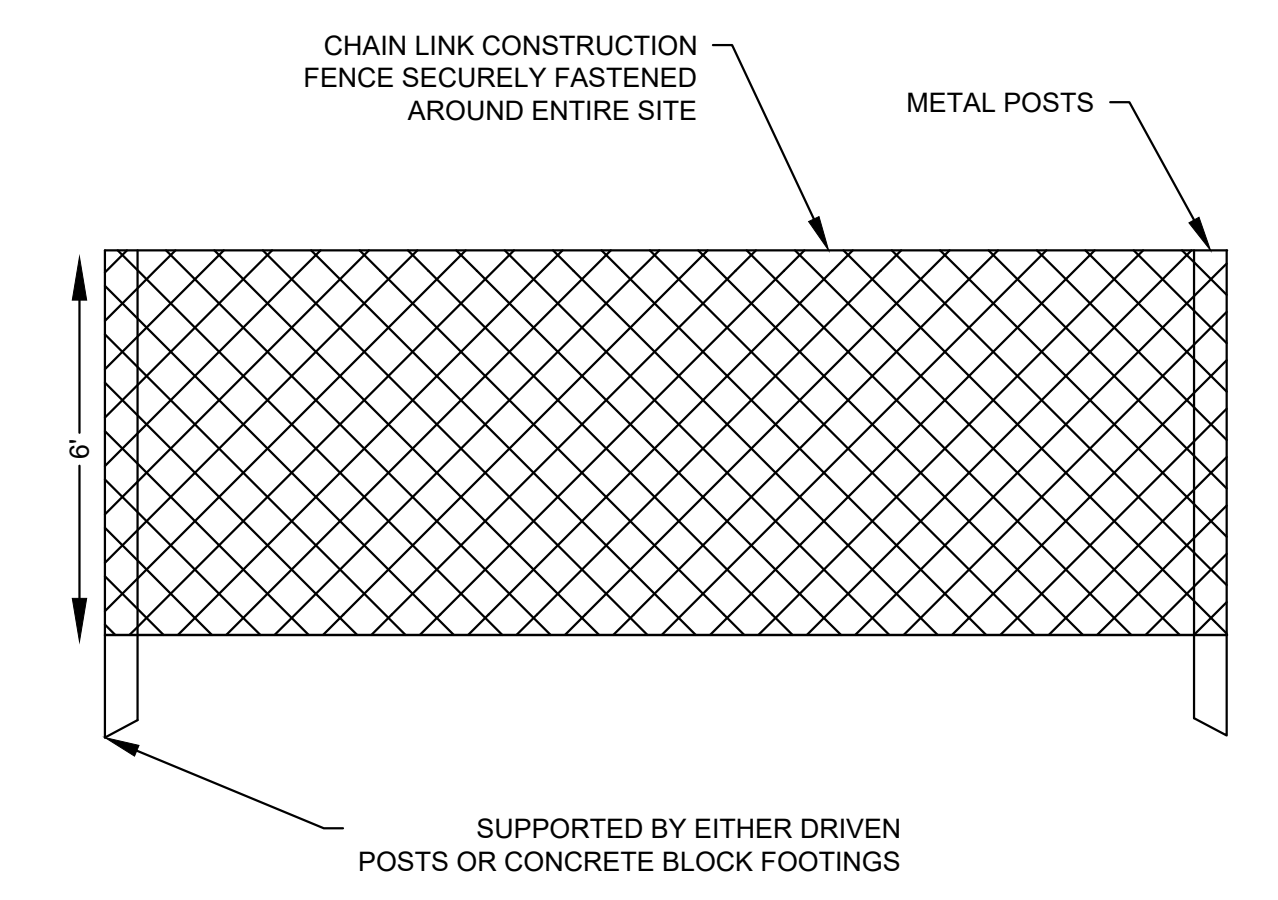
NOTES:

- RESTRICT PASSAGE OF CONSTRUCTION EQUIPMENT THAT WILL INJURE EXPOSED OR UNDISTURBED TREE ROOTS OR OTHER PARTS OF THE TREE.
- TREE ROOTS LOCATED LOWER THAN 10" BELOW FINISH GRADE WITHIN TREE PROTECTION WORKING AREA SHALL BE CUT ONLY IF NECESSARY.
- PROVIDE 2X4X4' HIGH WOOD FRAME CAGE WITH HORIZONTAL PLYWOOD PLANKING AS PROTECTION FOR THE TREE DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.



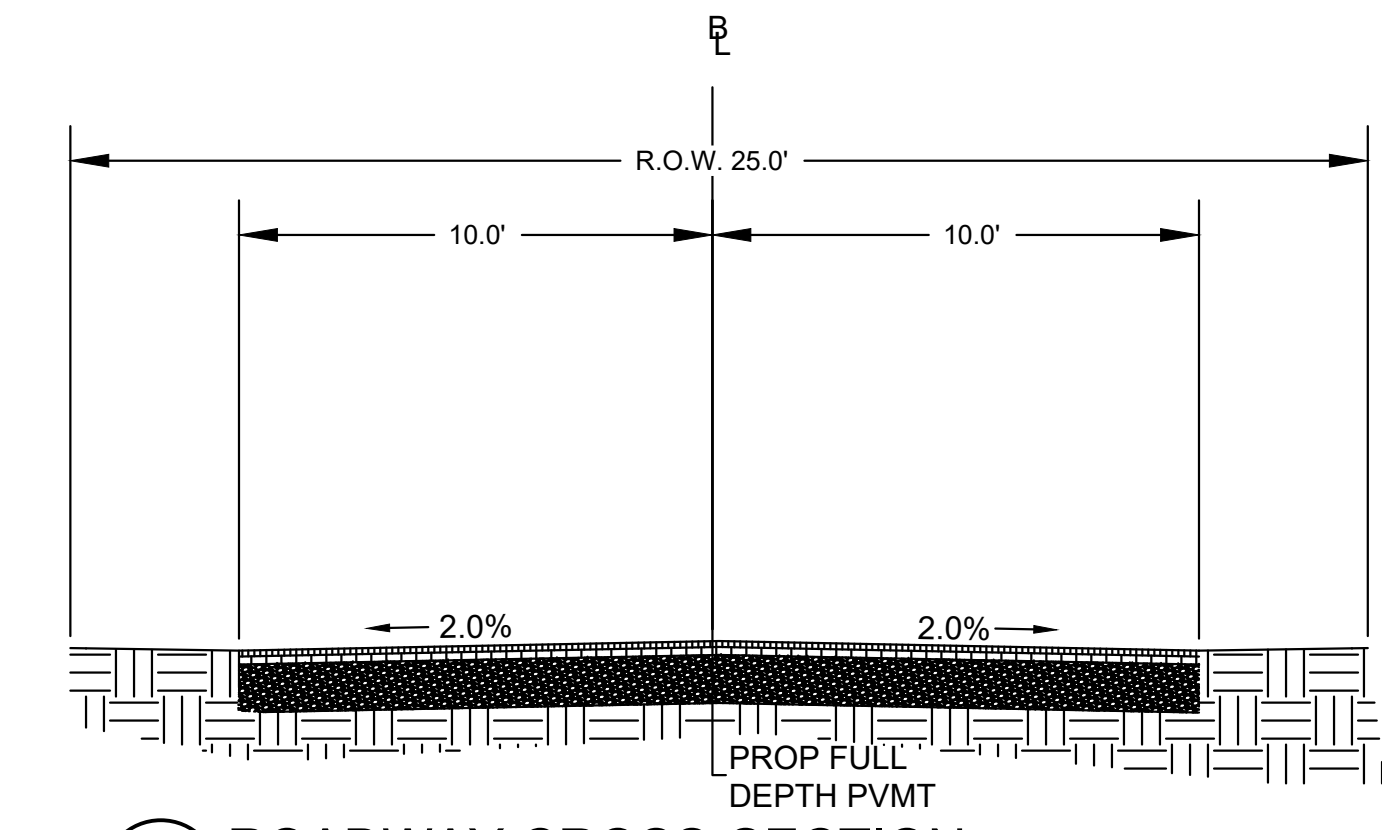
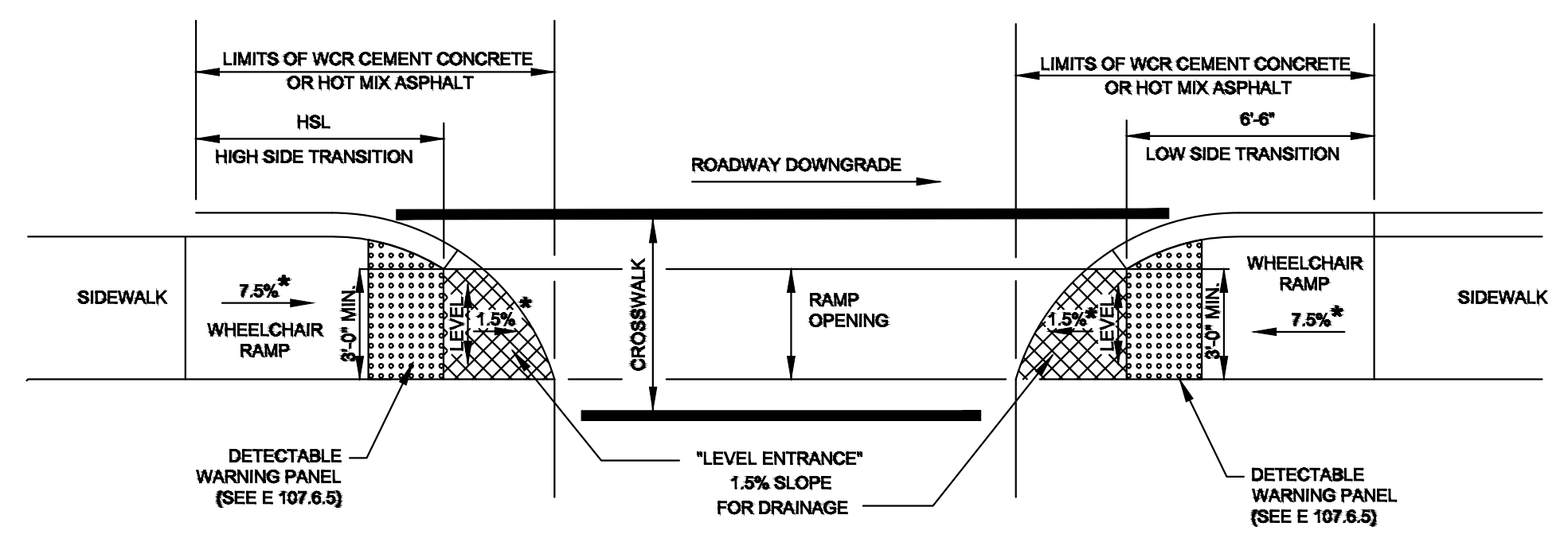
NOTES:

- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
- SILTSOXX™ COMPOST/JSOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



GENERAL NOTES
RECHARGER 330XL HD BY CULTTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

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CLERK DATE

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
NEWBURYPORT PLANNING BOARD

SHEET NAME:
D2

SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: NOT TO SCALE

21-27 HANCOCK
NEWBURYPORT, MA.

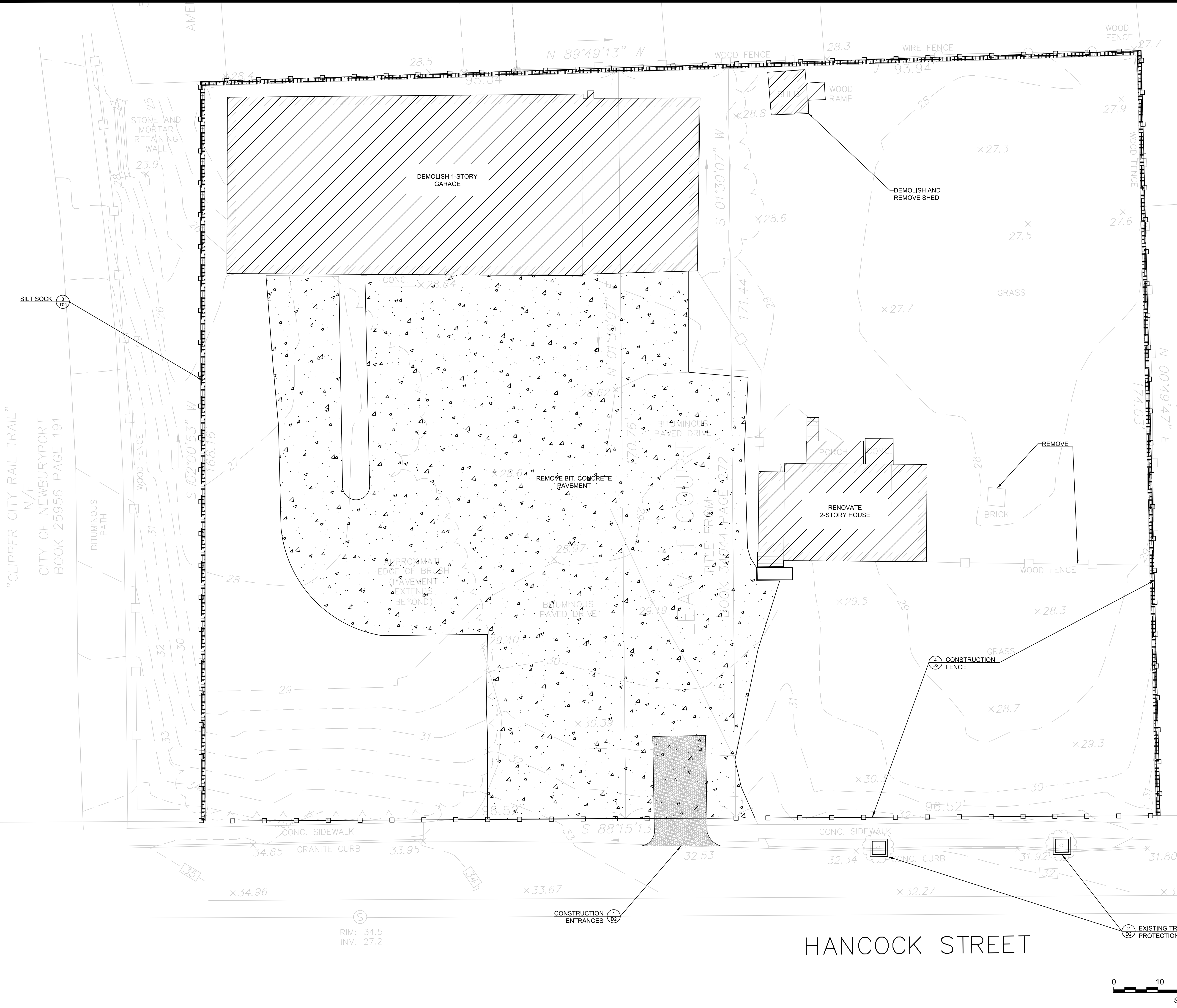
PROJECT INFO

REV	DESCRIPTION	DATE
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

CONSTRUCTION DETAILS



N/F
NOMINEE TRUST
LOT 8
PAGE 582
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NORTH



Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

N/F
PHYLLIS RYAN
MAP 25 LOT 44
BOOK 33816 PAGE 418

21-27 HANCOCK
NEWBURYPORT, MA.

PROJECT INFO

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW - NEWBURYPORT PLANNING BOARD

2	PEER REVIEW	03/31/2021
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CLERK DATE

STAMP:



STEPHEN E. SAWYER
REGISTERED PROFESSIONAL ENGINEER

EROSION CONTROL PLAN

SHEET NAME: **D3**

SHT NO: DR BY: GS
CHK BY: SS
PROJ NO: 20-087
DATE: 02/17/2021
SCALE: 1"=10'

