

LEGEND OF SYMBOLS & ABBREVIATIONS:

EXISTING:		PROPOSED:
---	PROPERTY LINE	---
---	BORDERING VEGETATED WETLAND	N/A
---	BUFFER ZONE TO RESOURCE AREA	N/A
102	INTERMEDIATE CONTOUR	102
110	INDEX CONTOUR	110
EP	EDGE OF PAVEMENT	EP
BB	BITUMINOUS BERM	BB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
CC	CONCRETE CURB	CC
	GUARD RAIL	
	DRAIN	
	SEWER	
	WATER	
	UNDERGROUND ELECTRIC	
	OVERHEAD WIRE	
	TELEPHONE	
	NATURAL GAS	
	CHAIN LINK FENCE	
	WOOD FENCE	
	SILT FENCE	
	HAY BALES	
	TREE LINE	
	RETAINING WALL	
	STONE WALL	
SB(SET)	STONE BOUND	SB(SET)
CB(SET)	CONCRETE BOUND	CB(SET)
IP(SET)	IRON PIPE	IP(SET)
DH(SET)	DRILL HOLE	DH(SET)
#A-11	WETLAND FLAG	N/A
x	SPOT ELEVATION	103x3
	CATCH BASIN	
	DRY WELL	
	DRAIN MANHOLE	
	SEWER MANHOLE	
	ELECTRIC MANHOLE	
	UTILITY MANHOLE	
	FIRE HYDRANT	
	GATE VALVE	
	LIGHT	
	UTILITY POLE	
	GUY WIRE	
	WELL	
PMW1	MONITORING WELL	PMW1
T-1	TEST PIT	N/A
PT	PERCOLATION TEST	N/A
T.B.M.	BENCH MARK	N/A*
	TRAFFIC FLOW DIRECTION	
	DRAINAGE FLOW DIRECTION	

COURTS & LANES SPECIAL PERMIT

21-27 HANCOCK STREET

LEAVITT COURT IMPROVEMENTS

NEWBURYPORT, MASSACHUSETTS

PREPARED FOR:

CASWELL DEVELOPMENT

24 GRAF ROAD

NEWBURYPORT MA

OWNER REFERENCES

21-25 HANCOCK STREET

OWNER: G&S MASSACHUSETTS REALTY TRUST

DEED REFERENCE: BK 34044, PG 272

ASSESSORS: MAP 25, PARCEL 42

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

27 HANCOCK STREET

OWNER: WILLIAM & JOYCE COLBY

DEED REFERENCE: BK 7229, PG 301

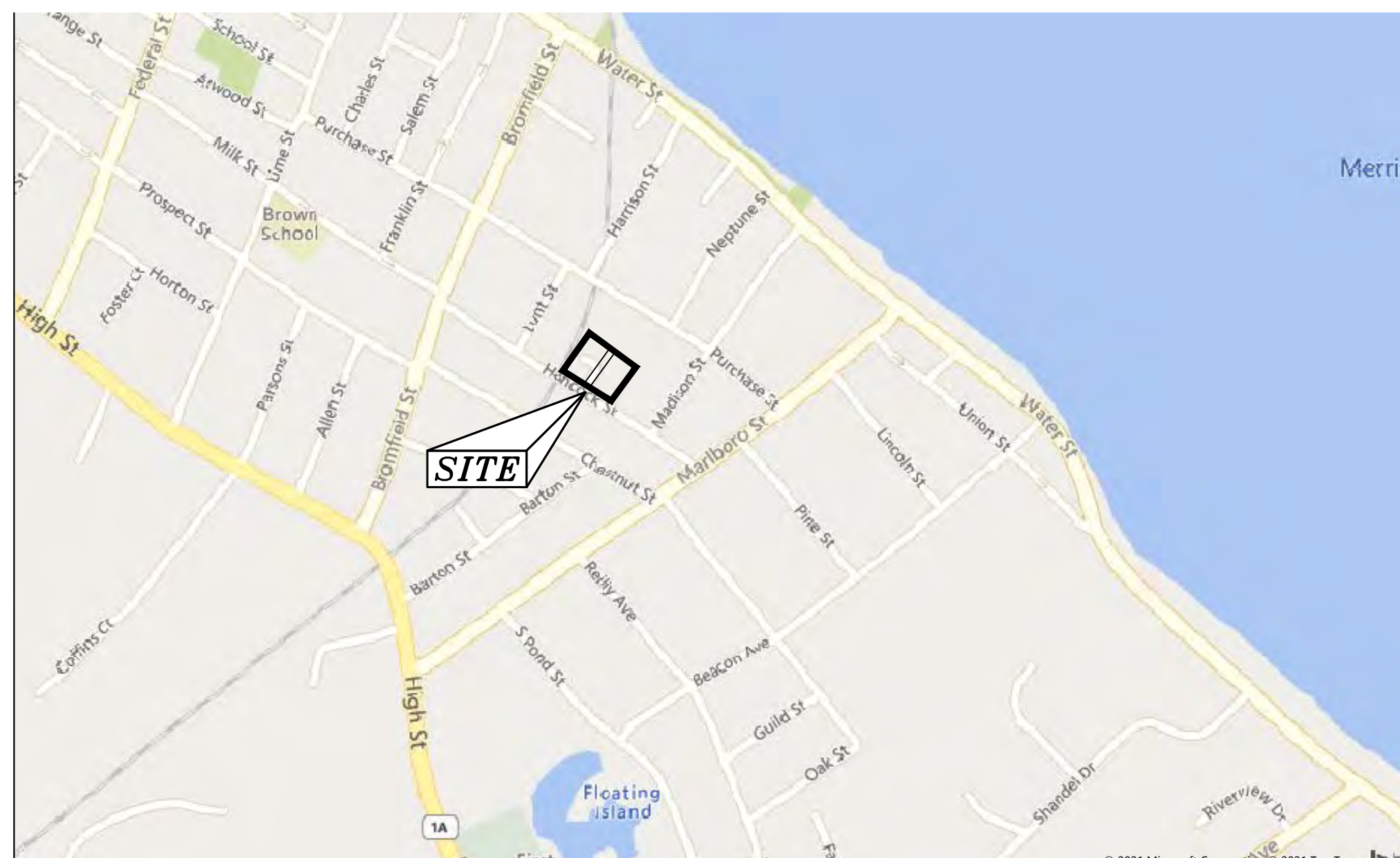
ASSESSORS: MAP 25, PARCEL 43

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

ELEVATION DATUM:

THE ELEVATIONS SHOW ON PLANS ARE ON NORTH AMERICAN VERTICAL DATUM OF 1988

* BENCHMARK TO BE SET UPON COMPLETION OF DEMOLITION FOR CONSTRUCTION



LOCUS PLAN
SCALE: 1"=500'±

ZONING MATRIX: RESIDENCE 2

21 HANCOCK STREET	REQUIRED	EXISTING	REQUIRED	PROPOSED	27 HANCOCK STREET	REQUIRED	EXISTING	REQUIRED	PROPOSED
	(INDUSTRIAL SERVICE - 607)	(INDUSTRIAL SERVICE - 607)	(TWO-FAMILY - 102)	(TWO-FAMILY - 102)		(SINGLE-FAMILY - 101)	(SINGLE-FAMILY - 101)	(TWO-FAMILY - 102)	(TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET	MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	267.28 FEET	120 FEET	267.40 FEET	MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.0 FEET	FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	11.7 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET	SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	31.5 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET	SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	24.5 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET	REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%	MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET	MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%	MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMUM PARKING REQUIRED	?	4+	4	4+	MINIMUM PARKING REQUIRED	2	0	4	4+

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

ROADWAY CONSTRUCTION WAIVERS

6.8.1 - (TABLES) MINIMUM RIGHT OF WAY WIDTH OF 40' REQUIRED. LEVITT COURT IS AN EXISTING 25' PRIVATE WAY TO BE IMPROVED.

6.8.1- (TABLES) PROVIDE CUL-DE-SAC OR T / Y TURNAROUND. NO CUL-DE-SAC OR TURNAROUND PROPOSED. ALL BUILDINGS TO INCLUDE FIRE SUPPRESSION SPRINKLER SYSTEM AND TOTAL ROAD LENGTH ONLY 150'. TURN AROUND PROVIDED FOR BACKING OF CARS OUT OF TWO DRIVEWAYS AT AND OF LEAVITT COURT.

6.8.1- (TABLES) CURB RADIUS OF 25 FEET AT INTERSECTION. 12 FEET IS PROPOSED AT INTERSECTION WITH HANCOCK STREET .

6.9 CURBING - 6" VERTICAL GRANITE REQUIRED, GRANITE CURBING ONLY PROVIDED AT THE INTERSECTION WITH HANCOCK STREET.

6.11.1 SIDEWALKS - SIDEWALK REQUIRED ON ONE SIDE OF ROAD - NO SIDEWALKS PROPOSED.

PRIVATE MAINTENANCE NOTE -THE ROADWAY, UTILITIES AND DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED IN ACCORDANCE WITH THE HOMEOWNERS ASSOCIATION AGREEMENT.

EARTH WORK NOTE:

NO SOIL TO BE REMOVED AS PART OF THE ROAD CONSTRUCTION. SOIL REMOVAL ONLY DUE TO FOUNDATION EXCAVATION.

WATER DISTRICT:

THE SUBJECT PROPERTY RESIDES IN THE CITY OF NEWBURYPORT WATER DISTRICT

SHEET INDEX:

SHEET No.	DESCRIPTION
T1	TITLE SHEET
S1	EXISTING CONDITION PLAN
S2	PLAN OF LAND
C1	SITE LAYOUT & UTILITIES PLAN
C2	GRADING & DRAINAGE PLAN
C3	PROFILE PLAN
D1	CONSTRUCTION DETAILS
D2	CONSTRUCTION DETAILS
D3	EROSION CONTROL 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

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

DATE



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
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

TITLE SHEET

SHEET NAME:

T1

SHT NO:

DR BY: GS

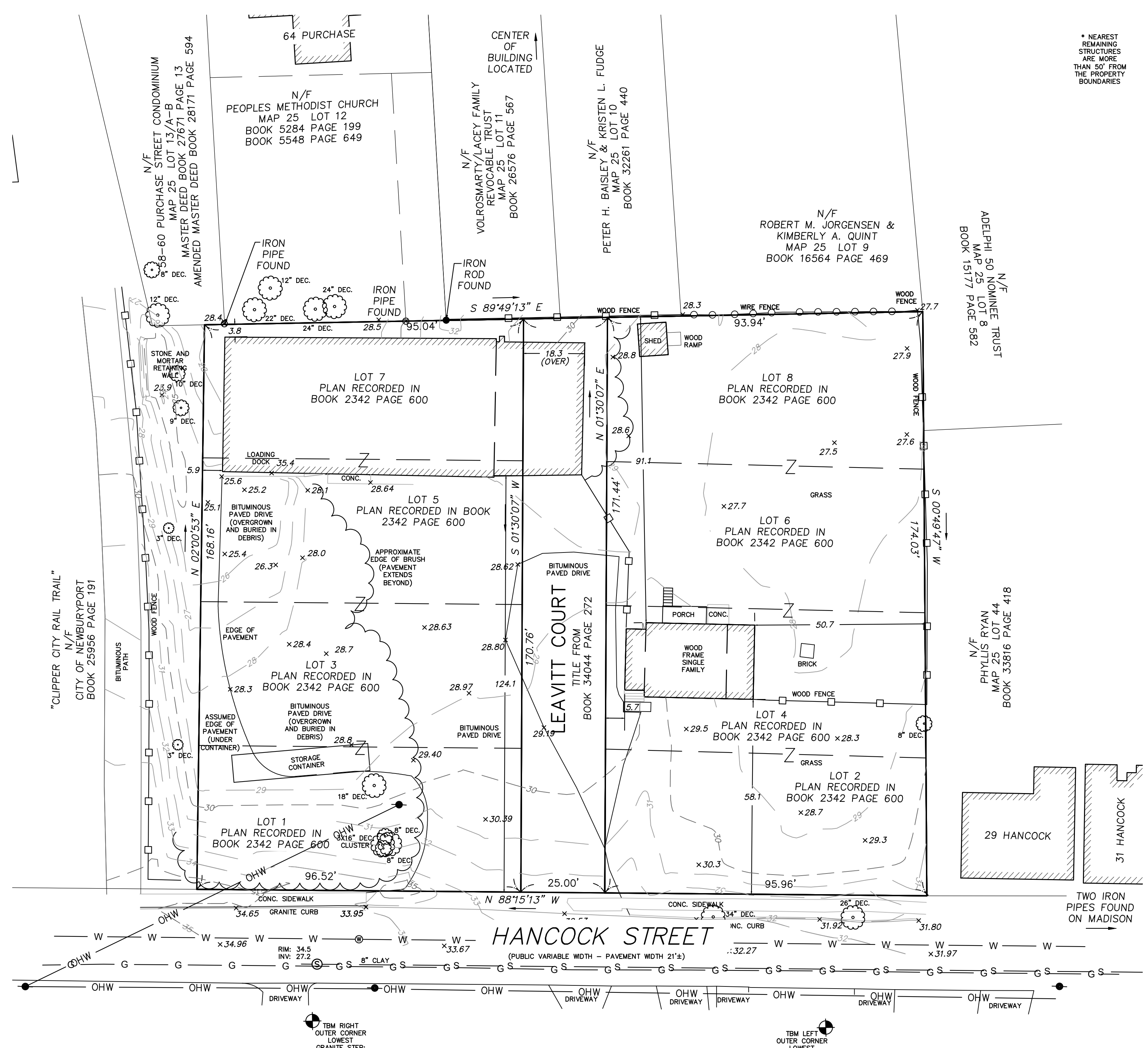
CHK BY: SS

PROJ NO: 20-087

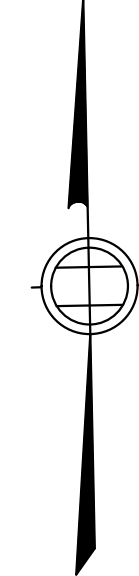
DATE: 02-17-2021

SCALE: NOT TO SCALE

RESERVED FOR REGISTERS USE ONLY



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



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 19, 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.

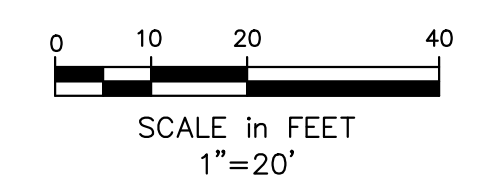
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

EVERETT J. CHANDLER, P.L.S.
 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



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 _____

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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

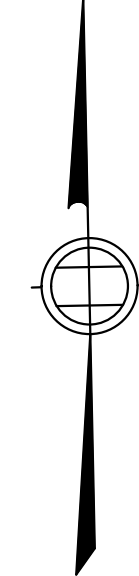
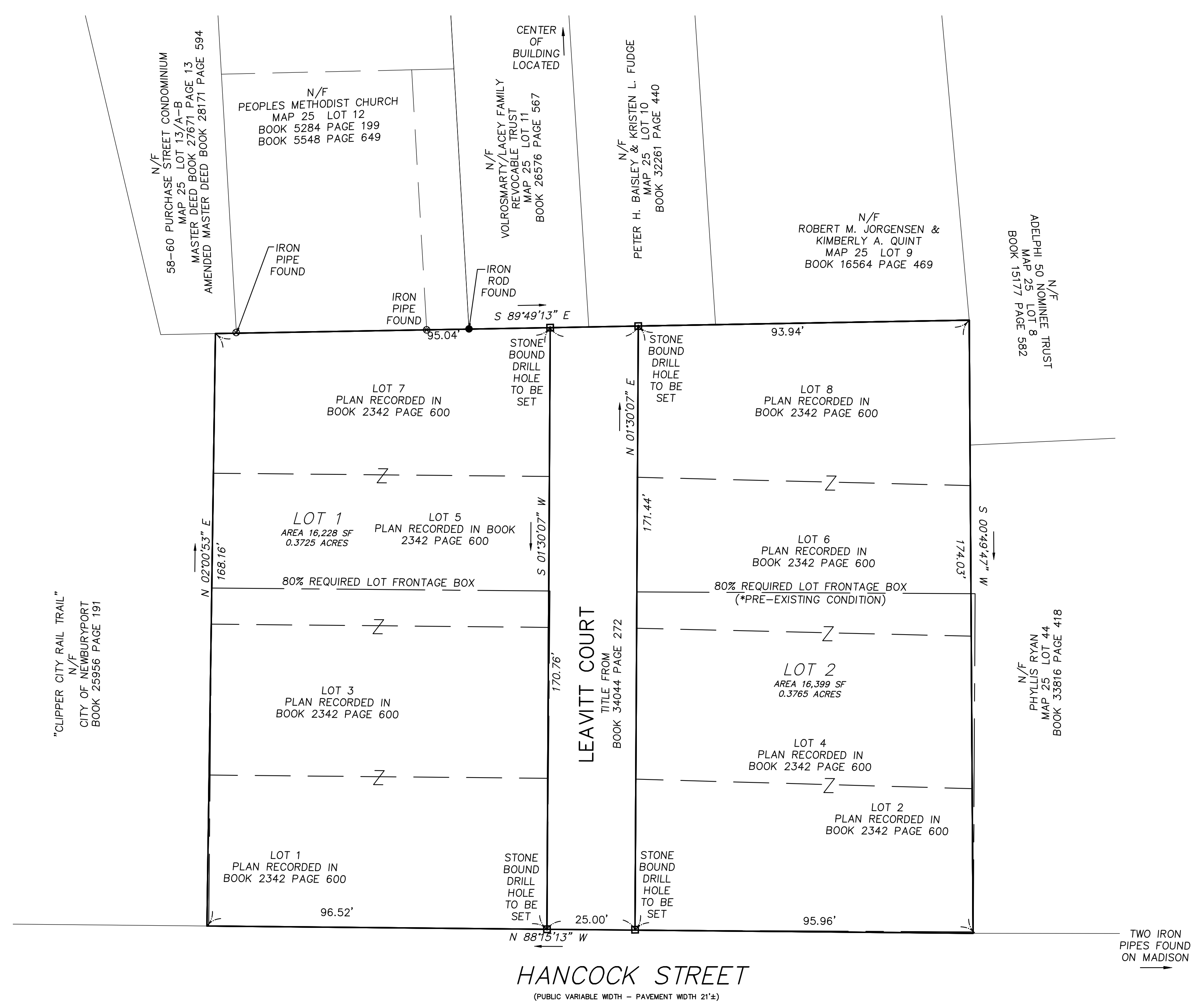
21 & 27 HANCOCK STREET

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

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

SHEET NO.
S1

RESERVED FOR REGISTERS USE ONLY



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

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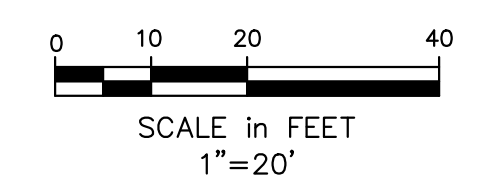
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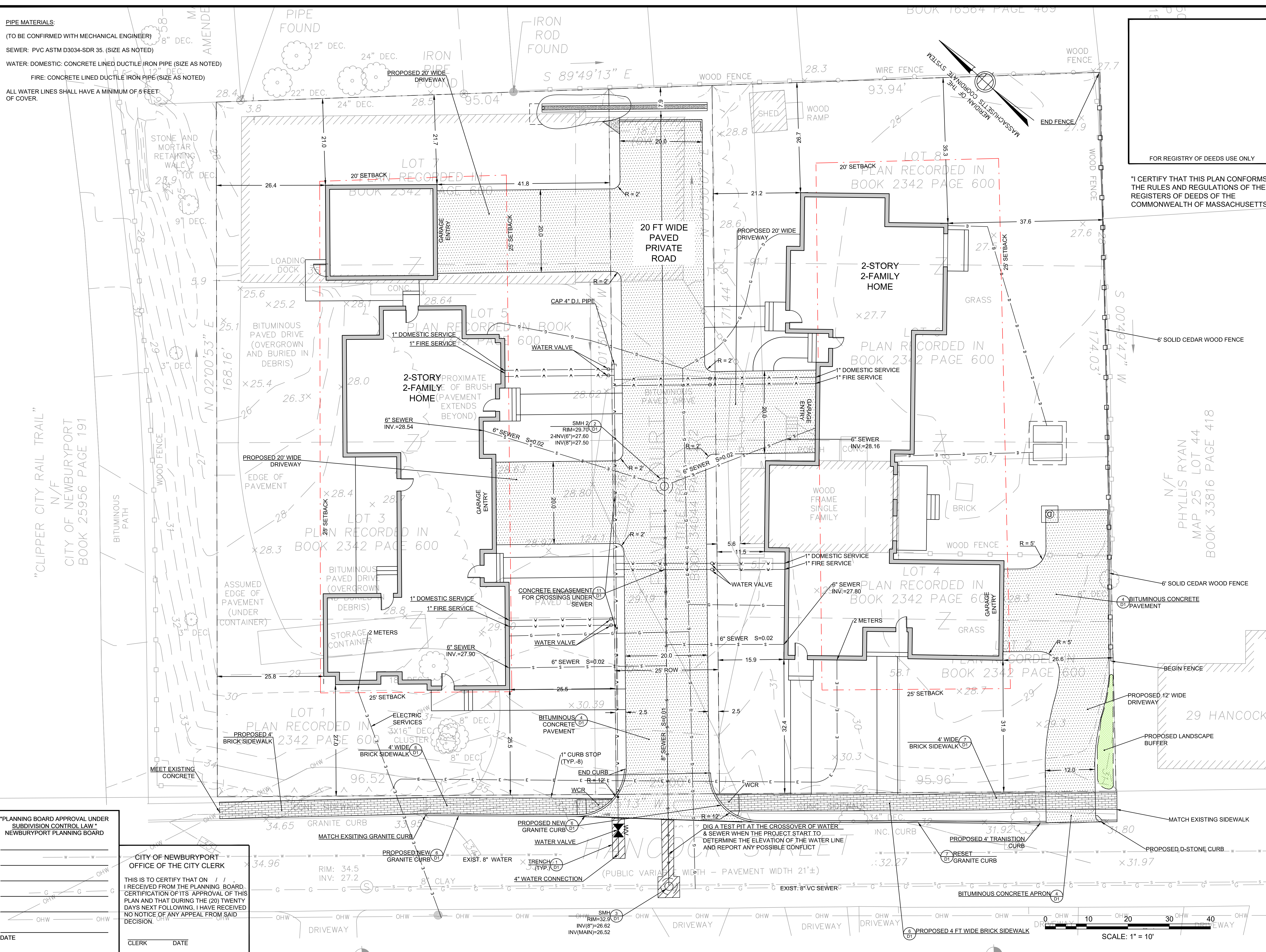


CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER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

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.



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
3	PB/PEER REVIEW	04/14/2021
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

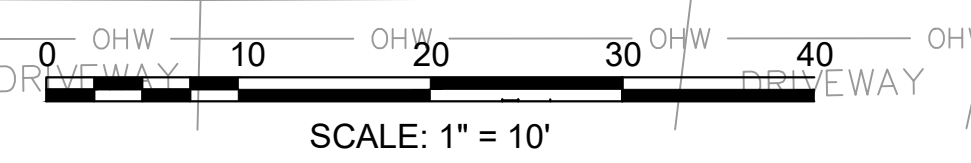
"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK

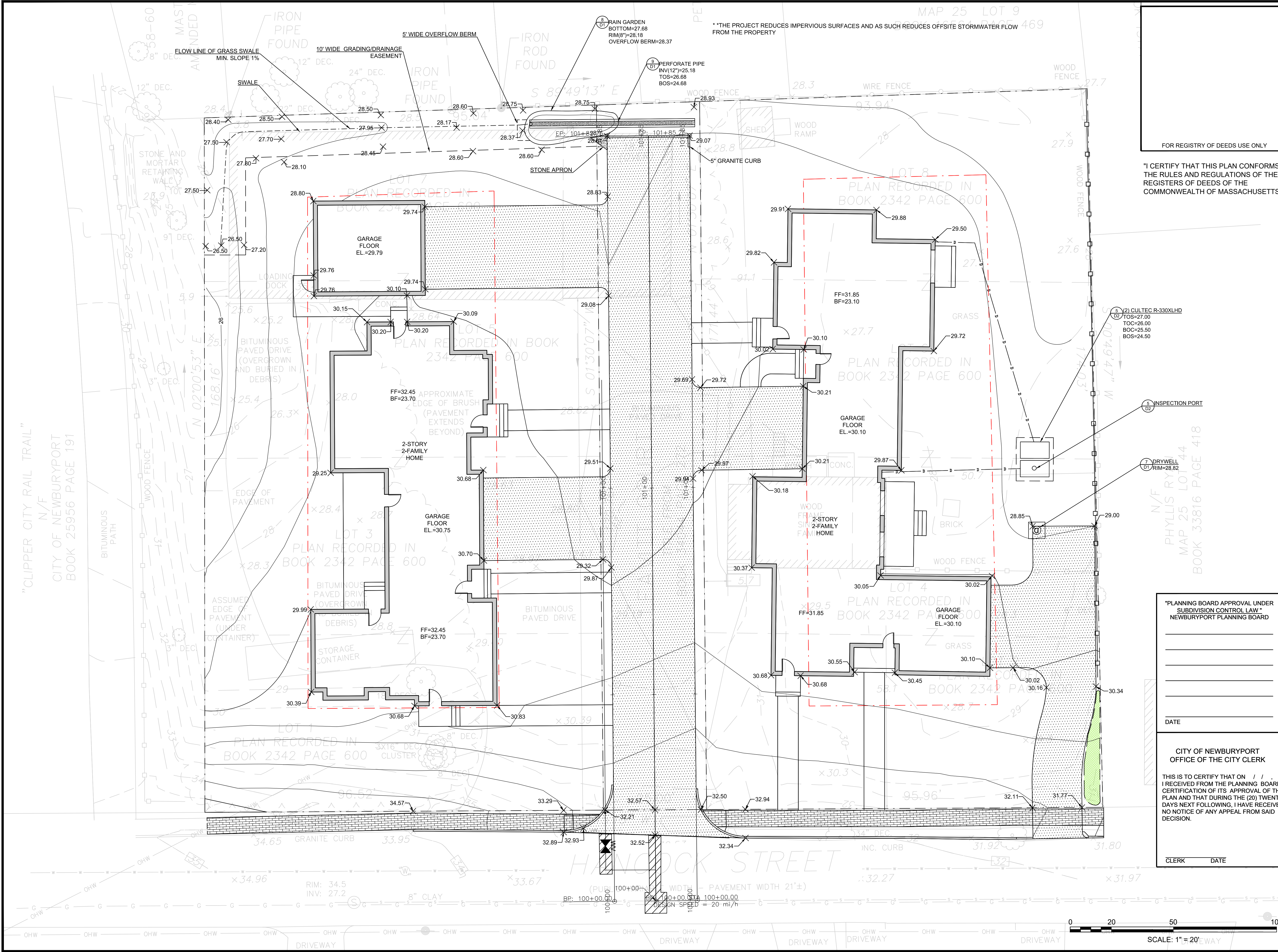
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CLERK _____ DATE _____

DATE	CLERK	DATE



P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\20-087_GRAD_DRAIN.dwg



MAP 25 LOT 9

**THE PROJECT REDUCES IMPERVIOUS SURFACES AND AS SUCH REDUCES OFFSITE STORMWATER FLOW 469 FROM THE PROPERTY

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.

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

DATE

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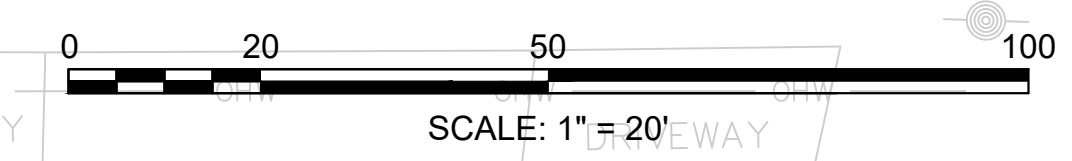
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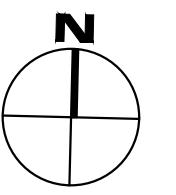
GRADING & DRAINAGE PLAN

SHEET NAME:

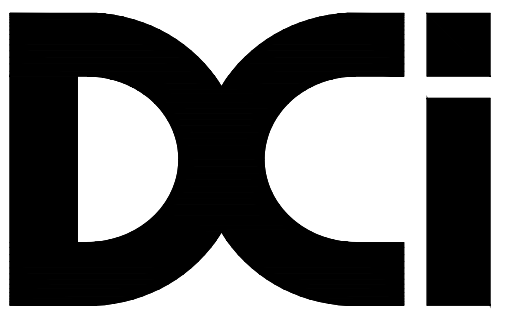
C2

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





NORTH



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

DEVELOPER:
CASWELL DEVELOPMENT
24 GRAF ROAD
NEWBURYPORT MA

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2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

PROFILE
PLAN

SHEET NAME:

C3

SHT NO:

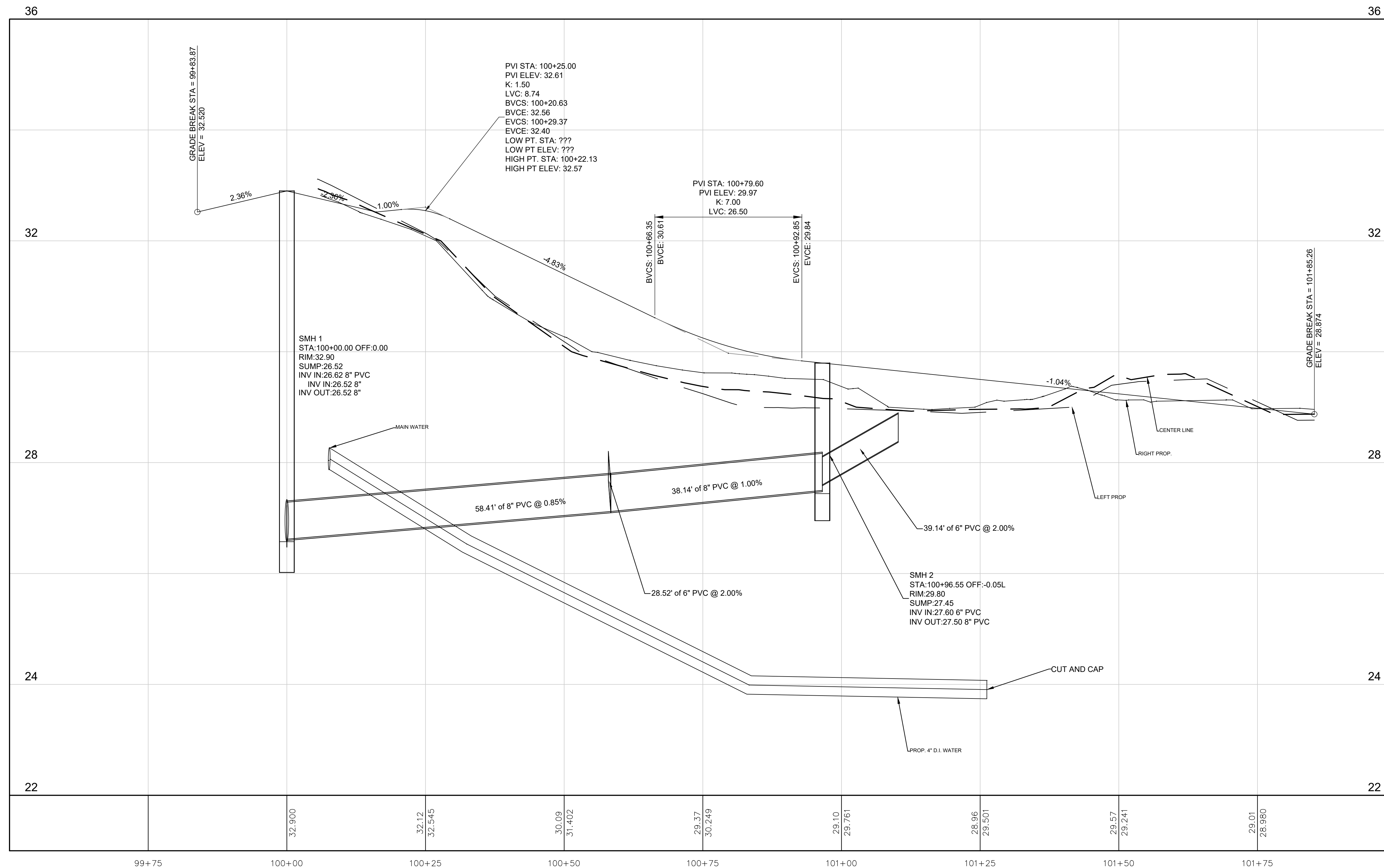
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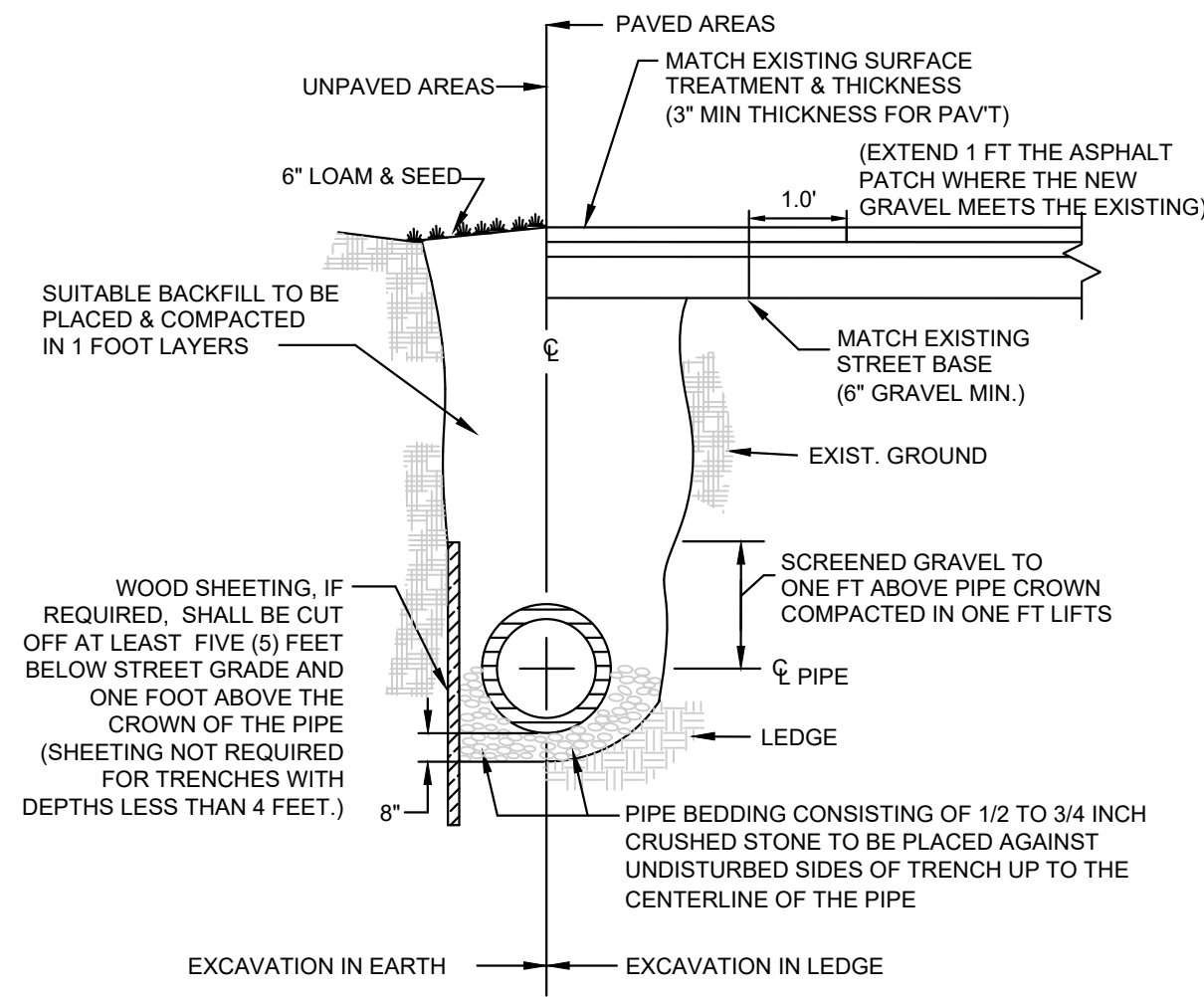
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DATE: 04-14-2021

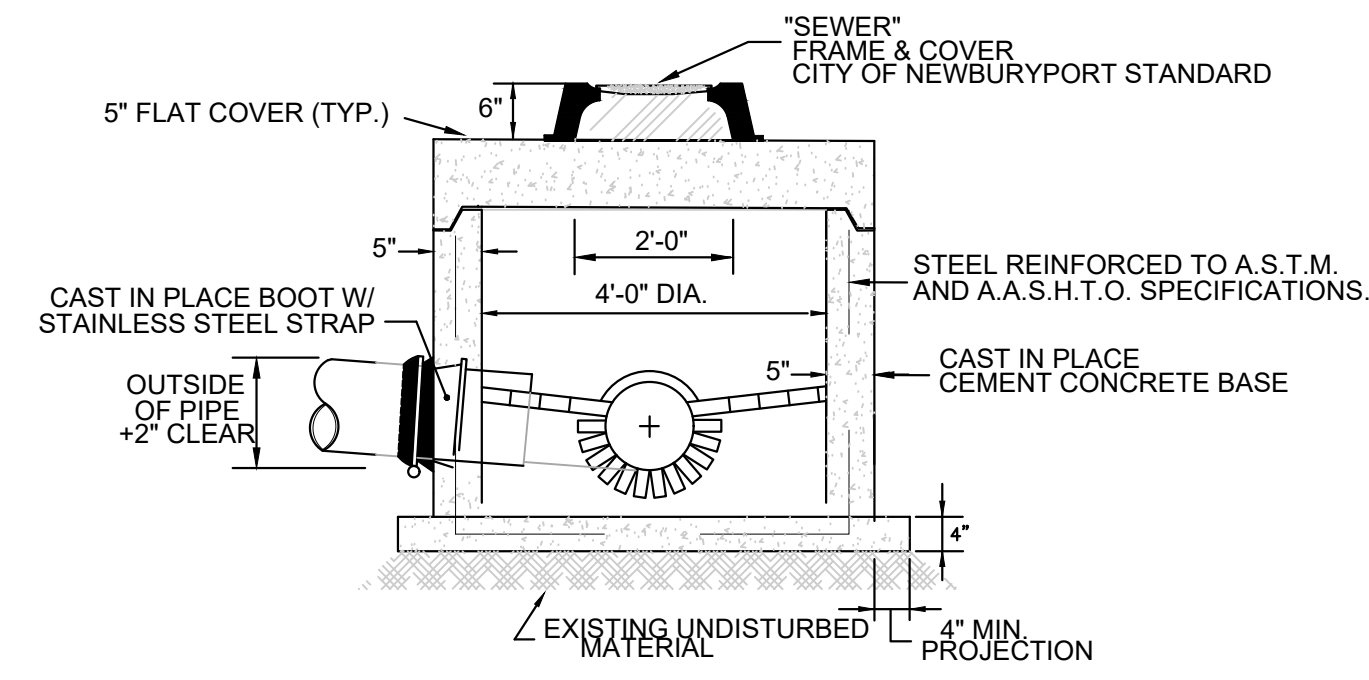
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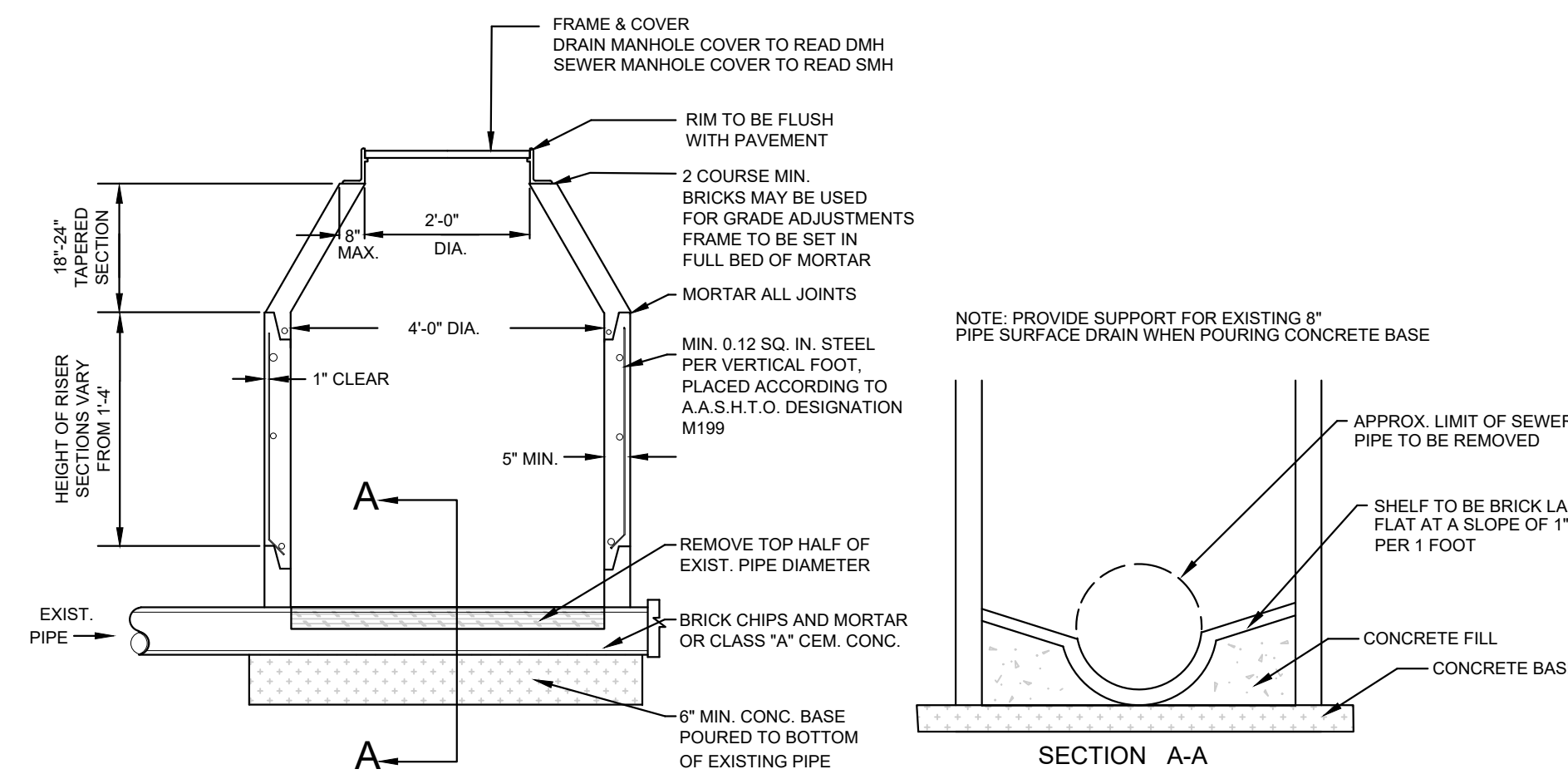
LEAVITT CT PROFILE
HORZ. 1"=10'
VERT. 1"=1'



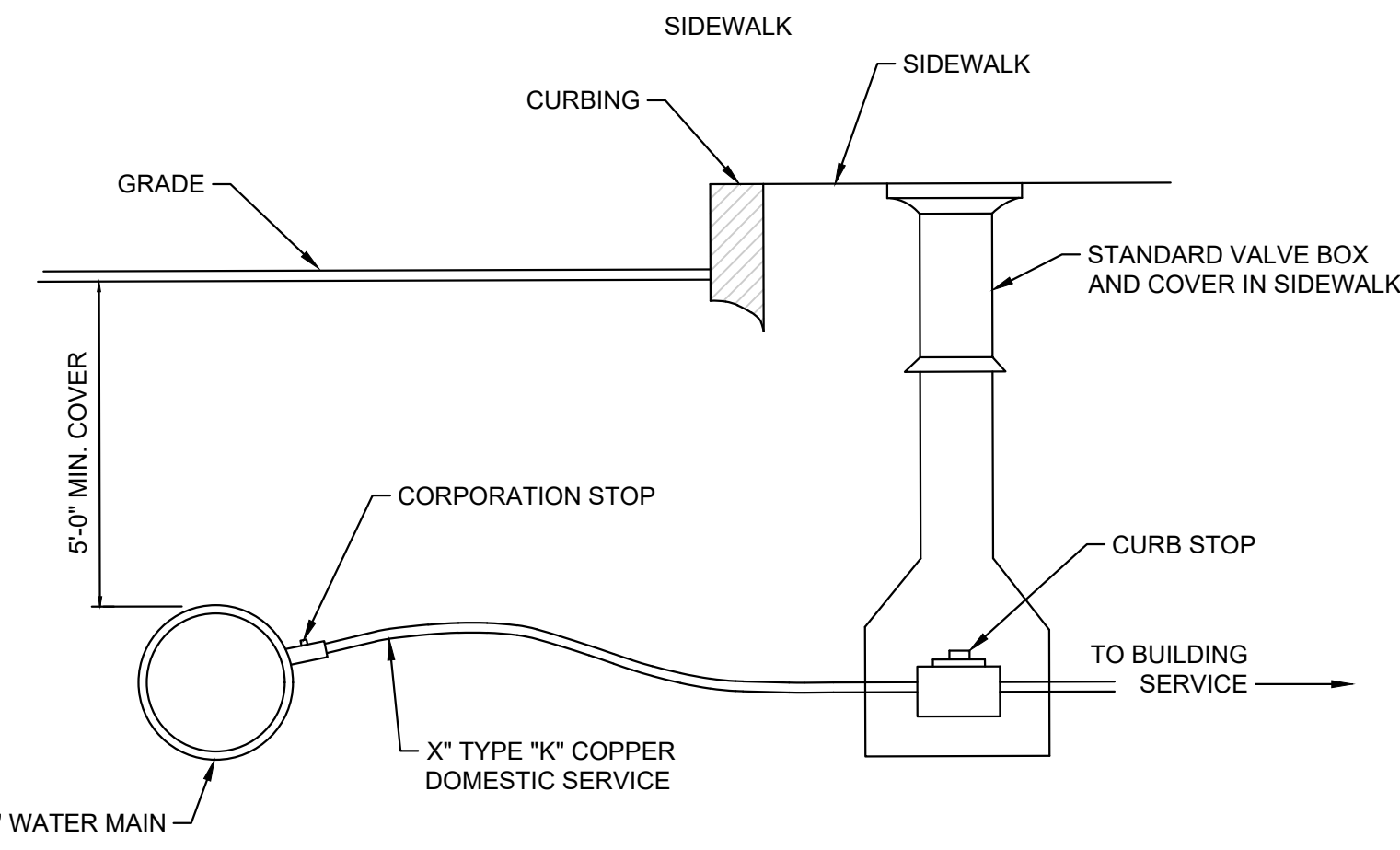
1 UTILITY TRENCH
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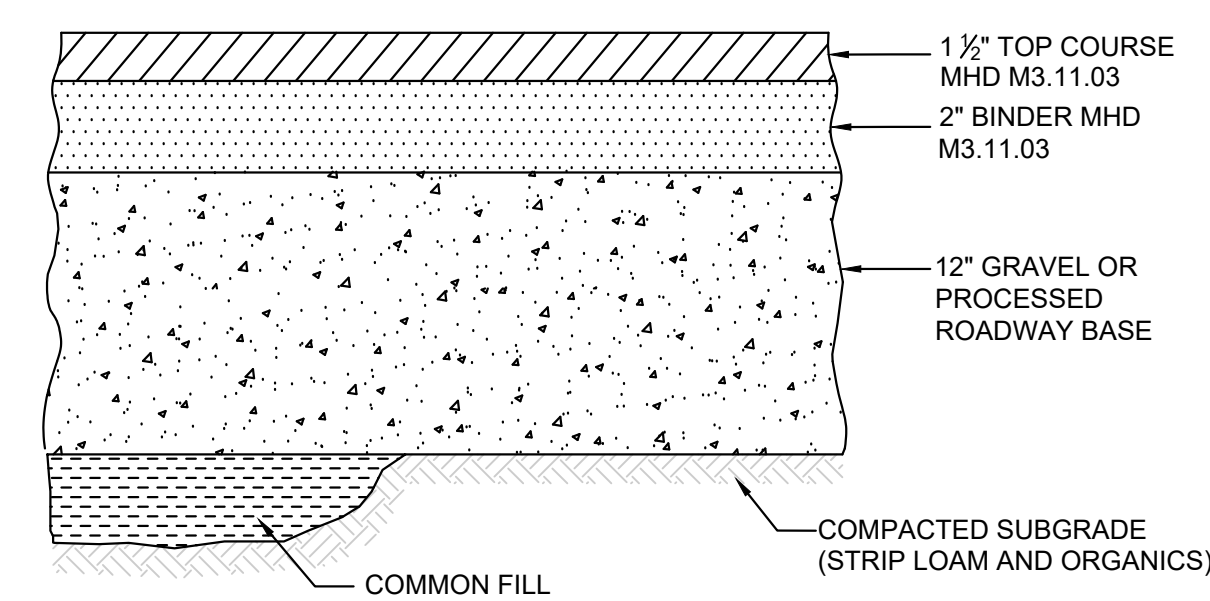
2 PRECAST CONCRETE SEWER MANHOLE
NOT TO SCALE



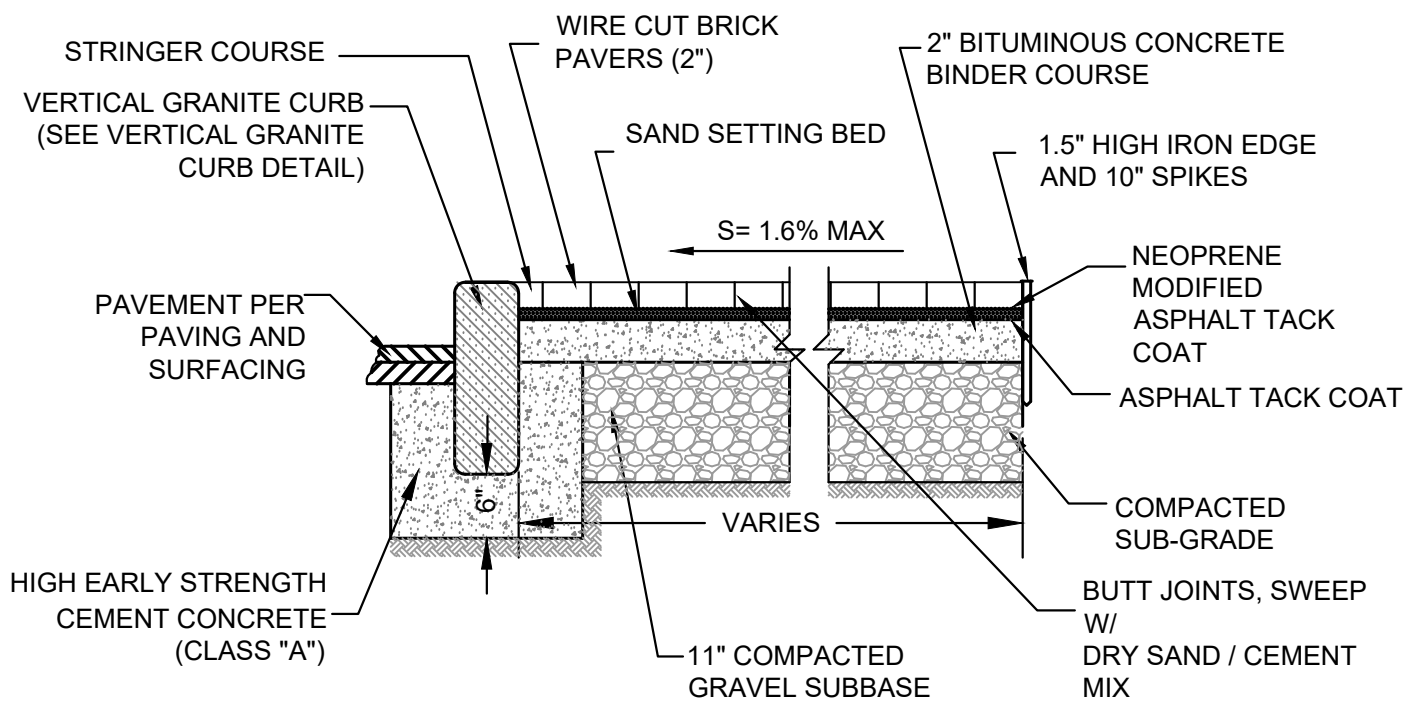
3 MANHOLE OVER EXISTING PIPE
NOT TO SCALE



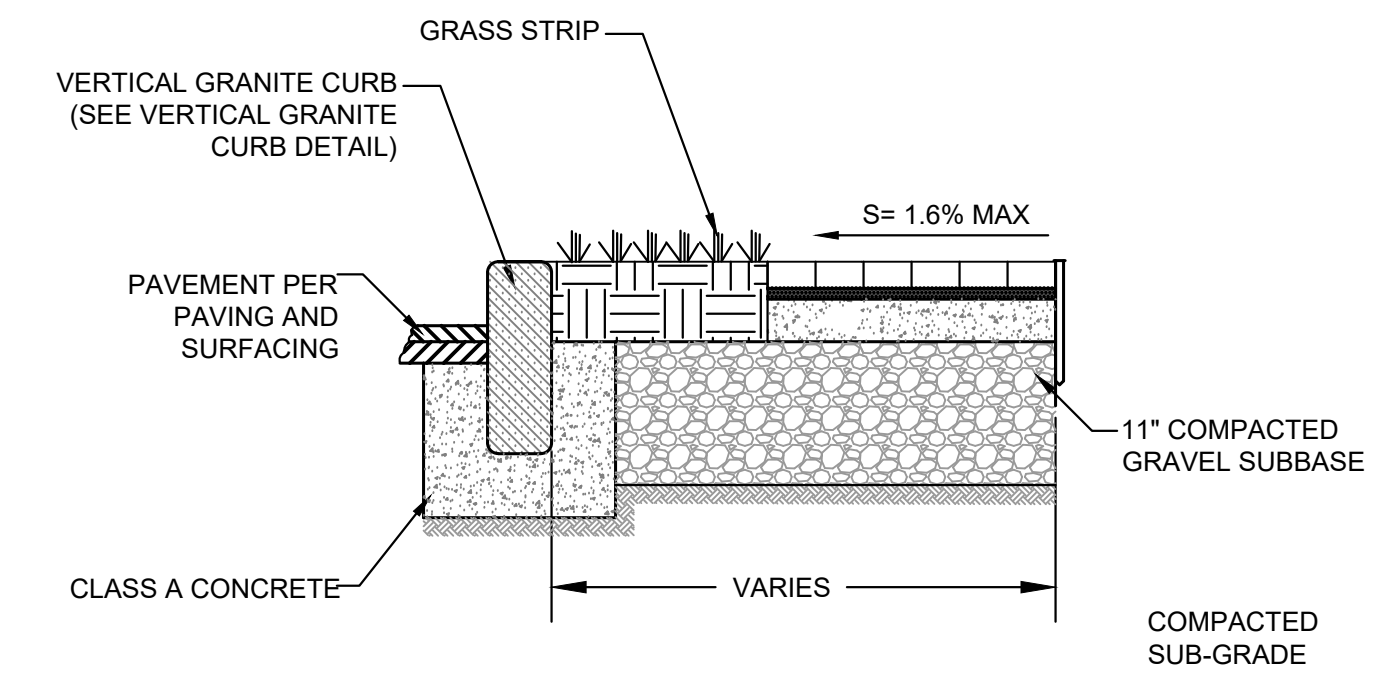
4 COPPER WATER SERVICE CONNECTION
NOT TO SCALE



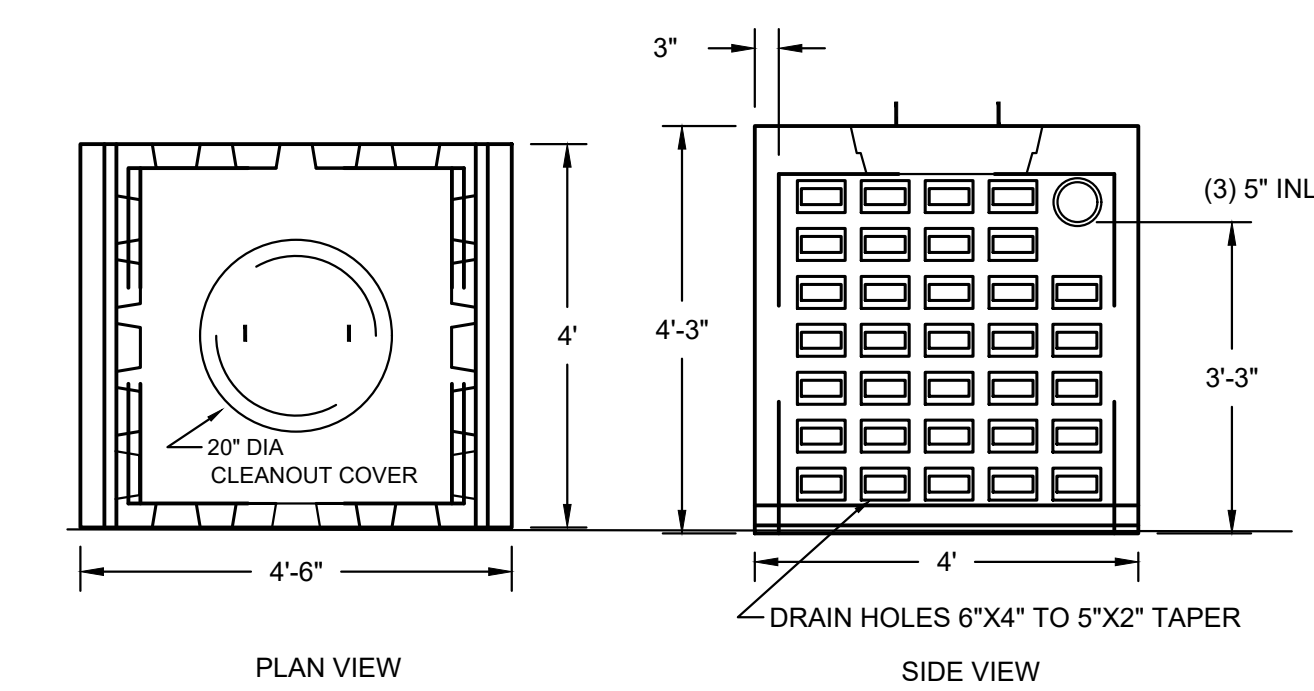
5 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



6 BRICK SIDEWALK
NOT TO SCALE

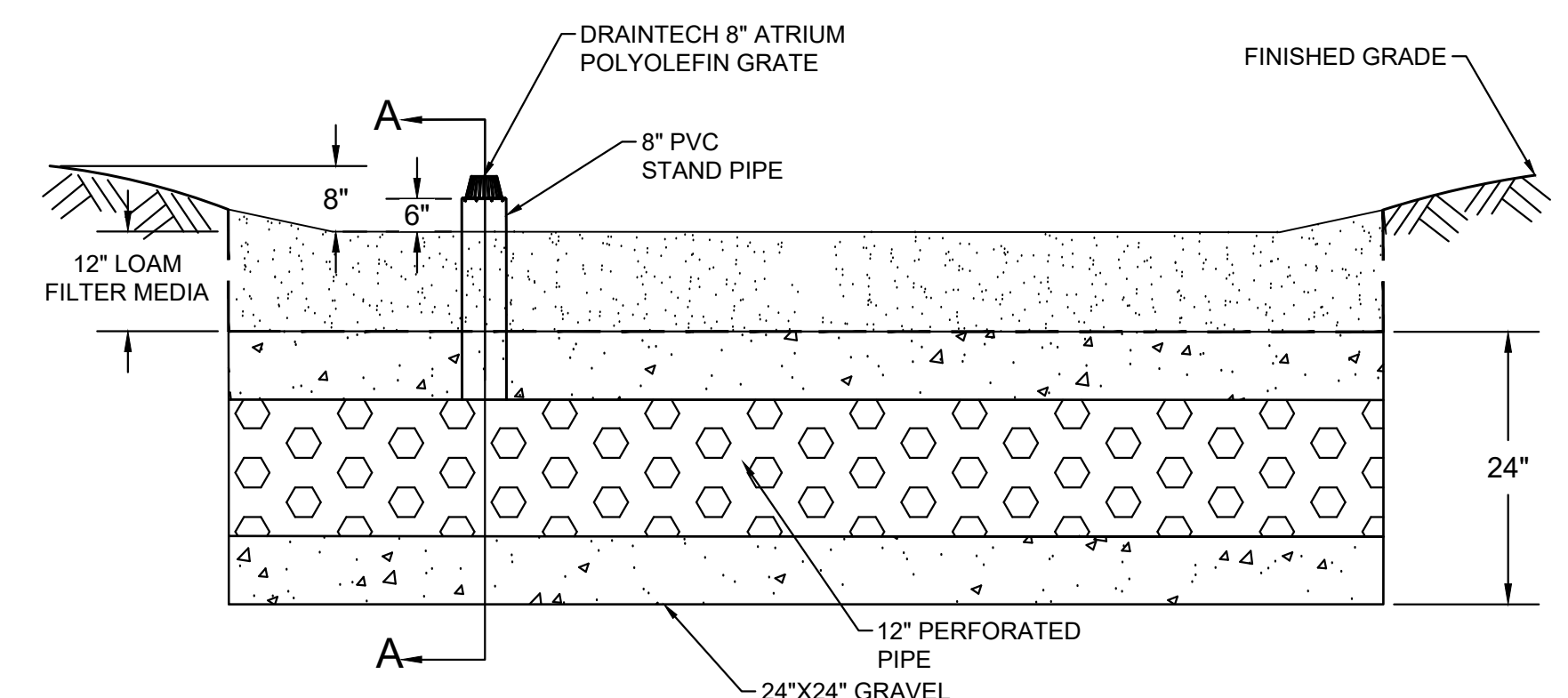


7 BRICK SIDEWALK & GRASS STRIP
NOT TO SCALE

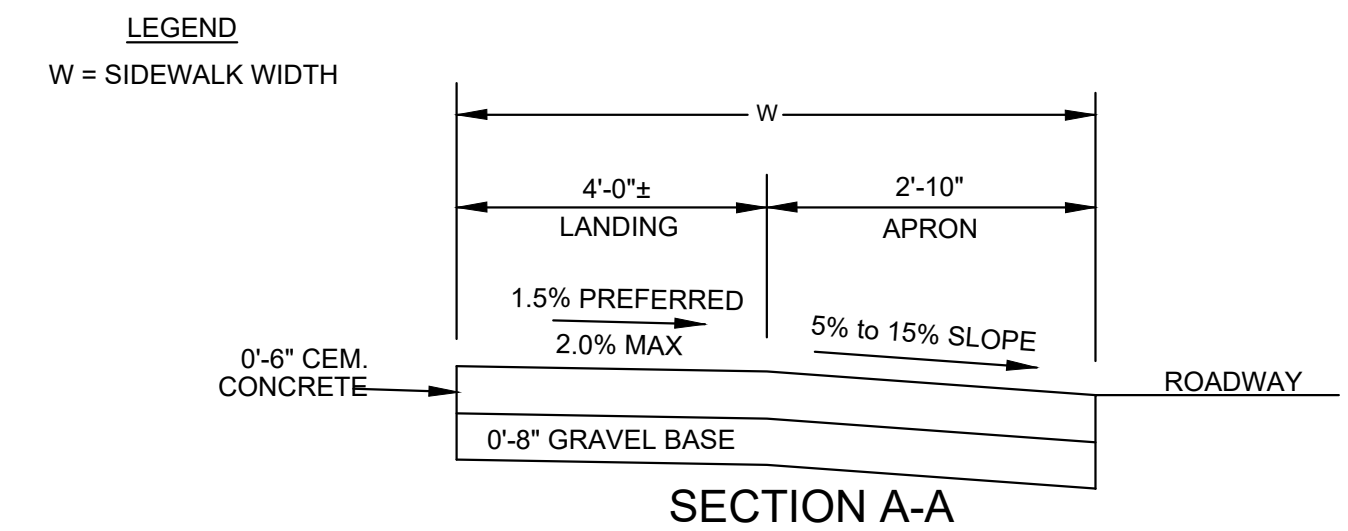
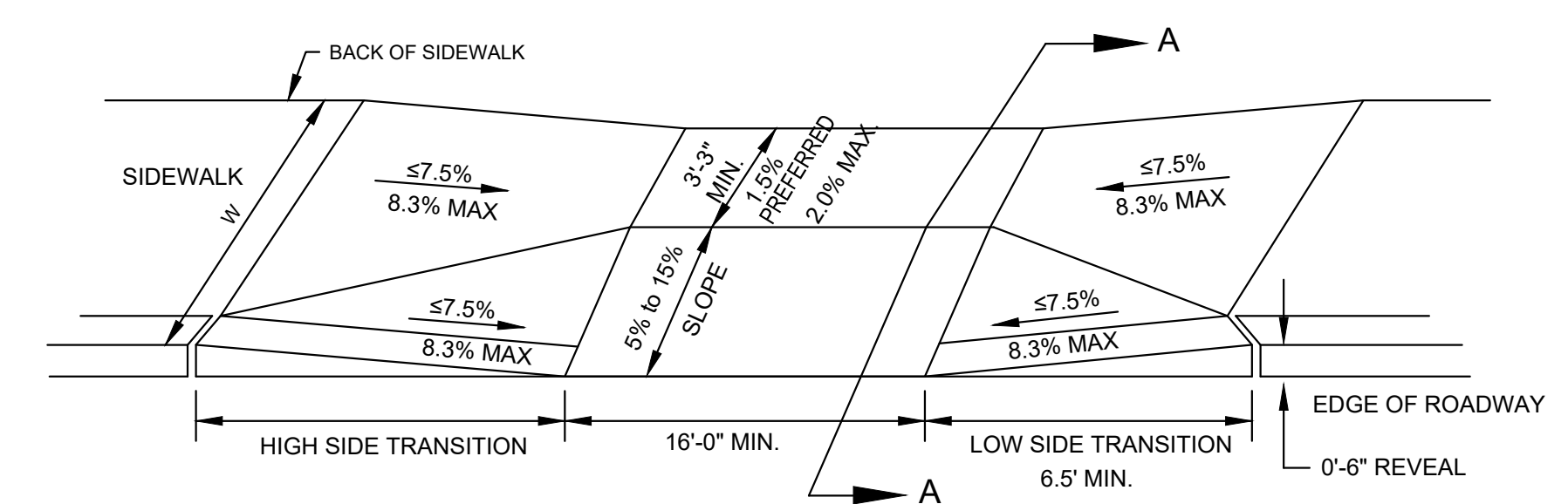


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 3 FT COVER.

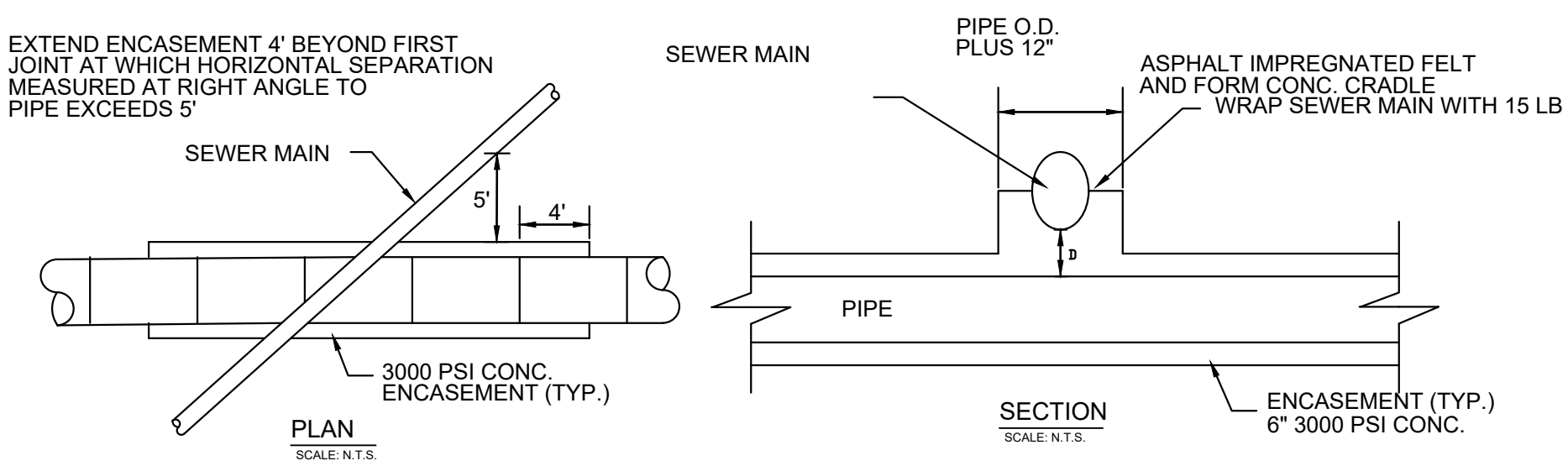
8 DRY WELL 300 GALLON
NOT TO SCALE



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

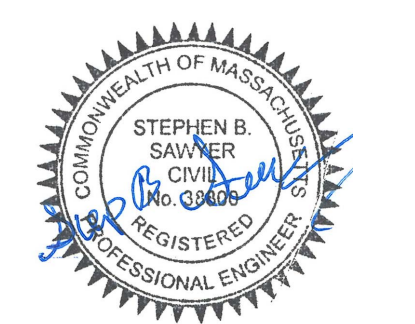
ARCHITECT:
GRAF ARCHITECTS
2 LIBERTY STREET
NEWBURYPORT MA

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

PROJECT TEAM

21-27 HANCOCK
NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

CONSTRUCTION
DETAILS

SHEET NAME:
D1

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

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

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

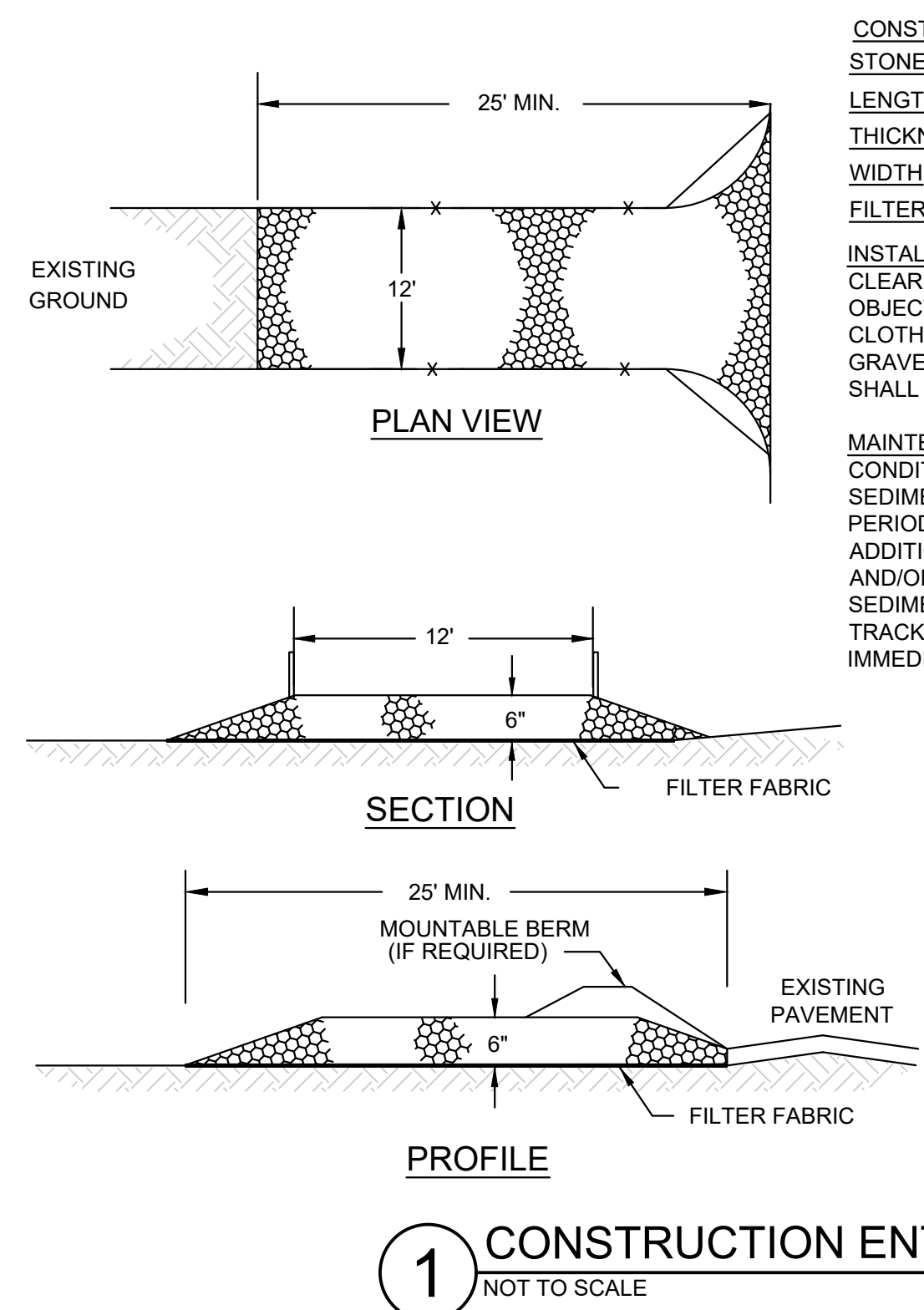
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK _____ DATE _____

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."



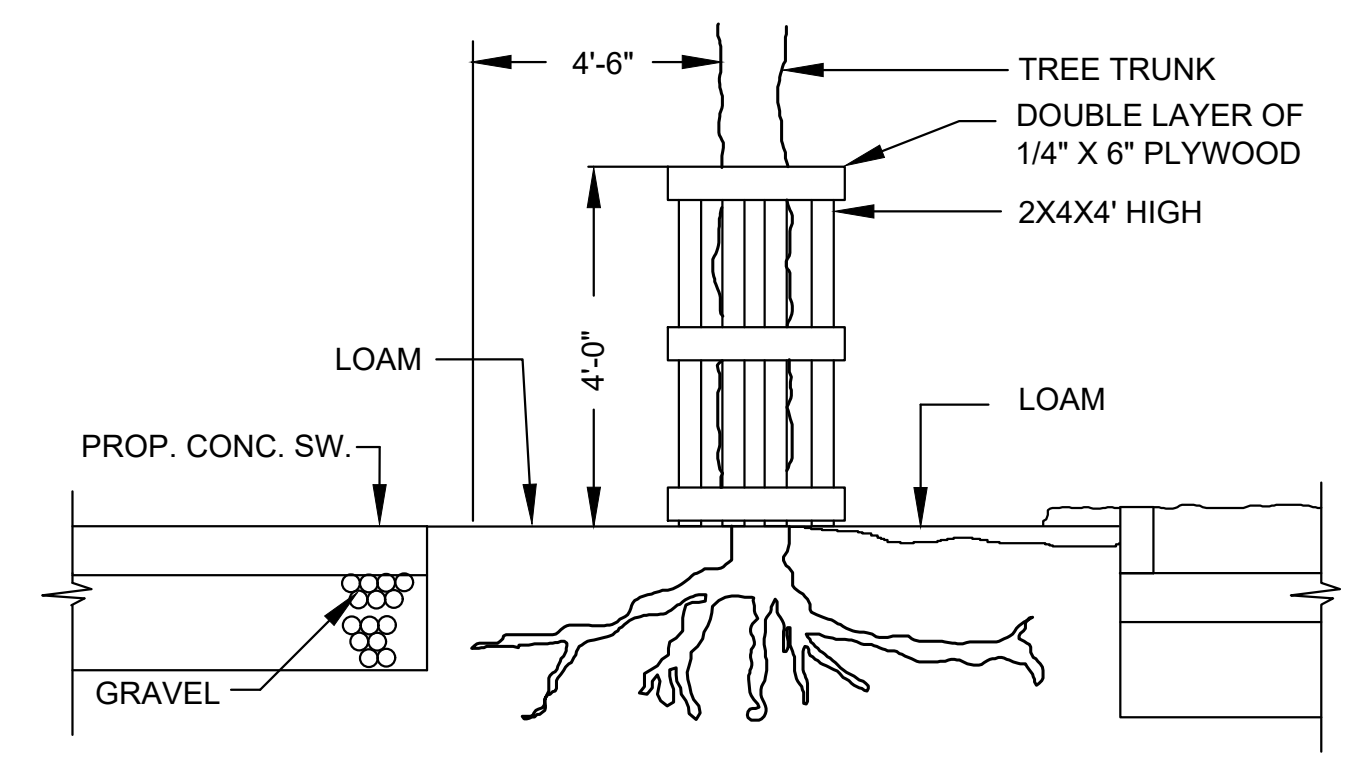
CONSTRUCTION SPECIFICATIONS
STONE SIZE - SEE GRADATION TABLE
LENGTH - 25 FOOT MINIMUM
THICKNESS - SIX (6) INCHES (MINIMUM)
WIDTH - 12' MINIMUM
FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

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.

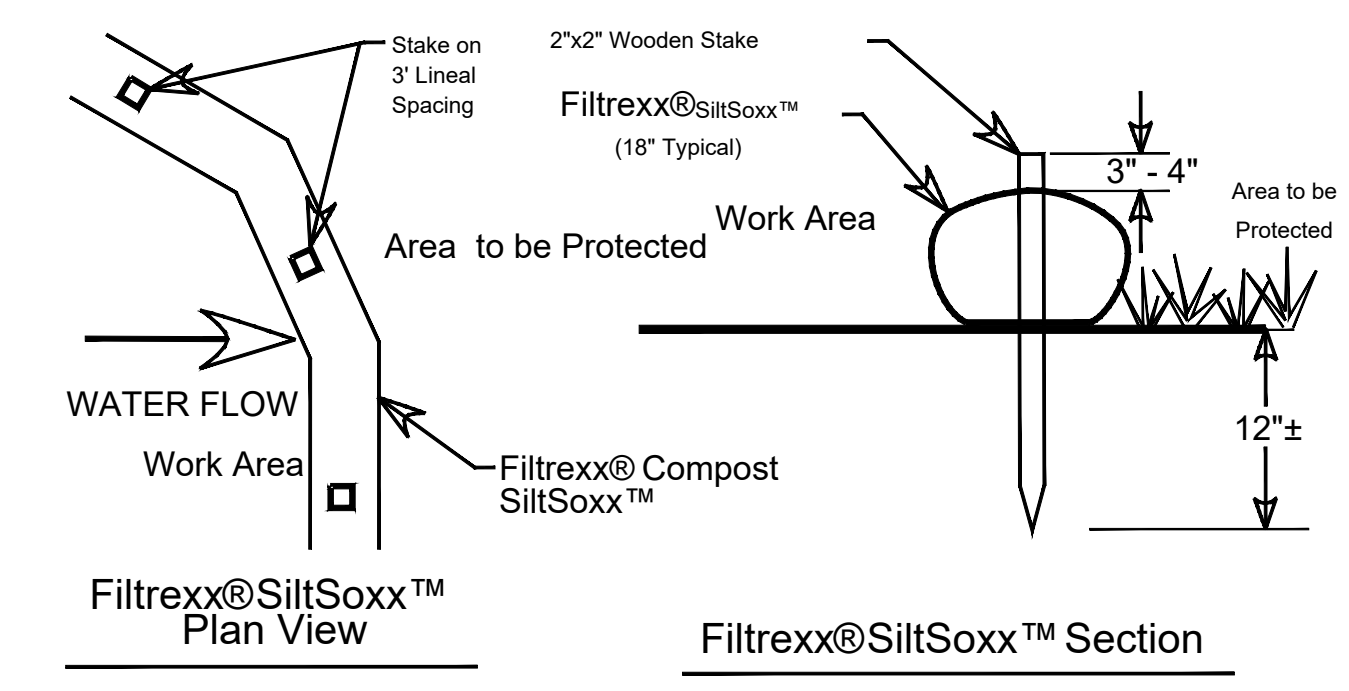
CRUSHED STONE GRADATION TABLE

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



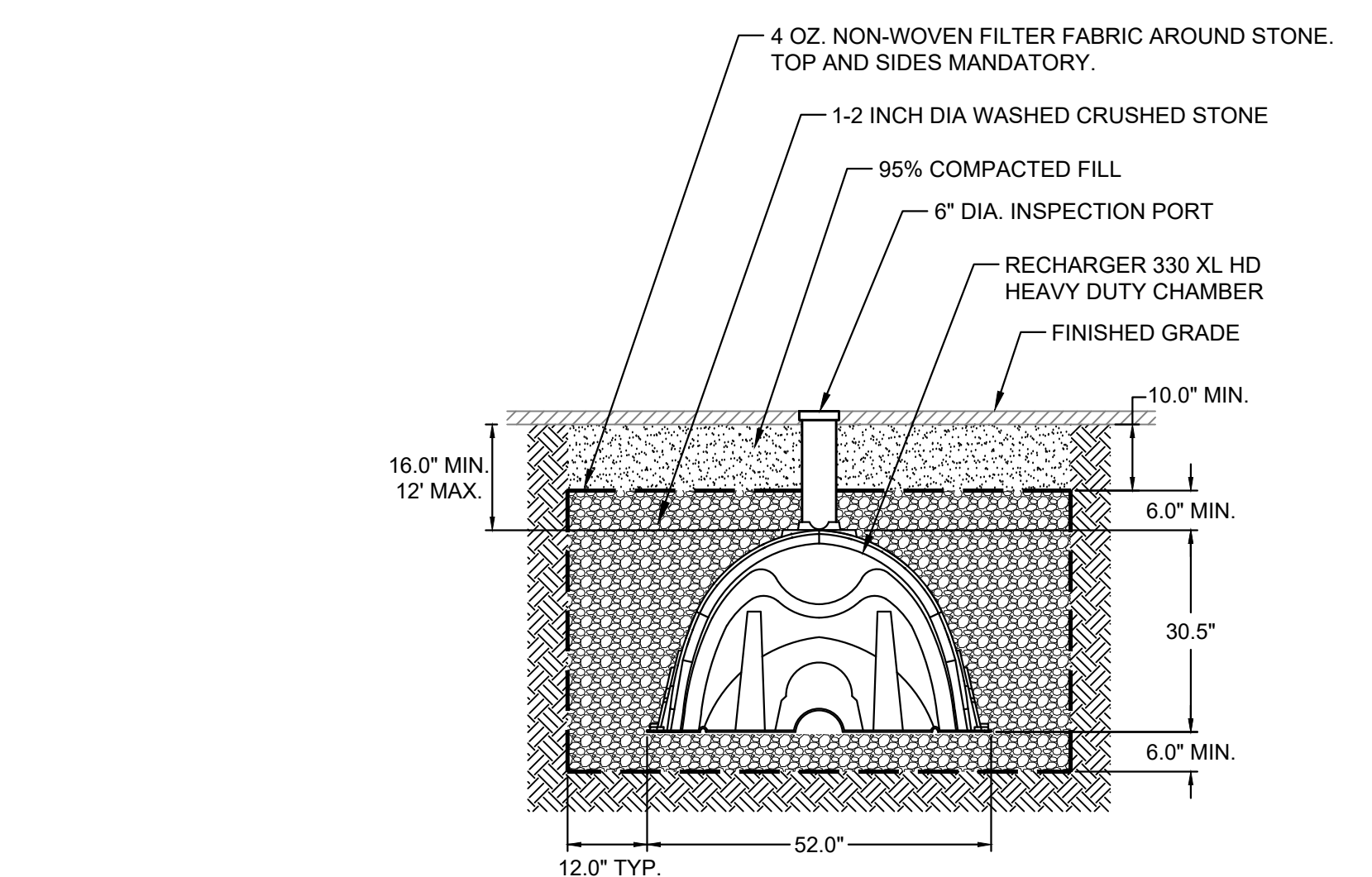
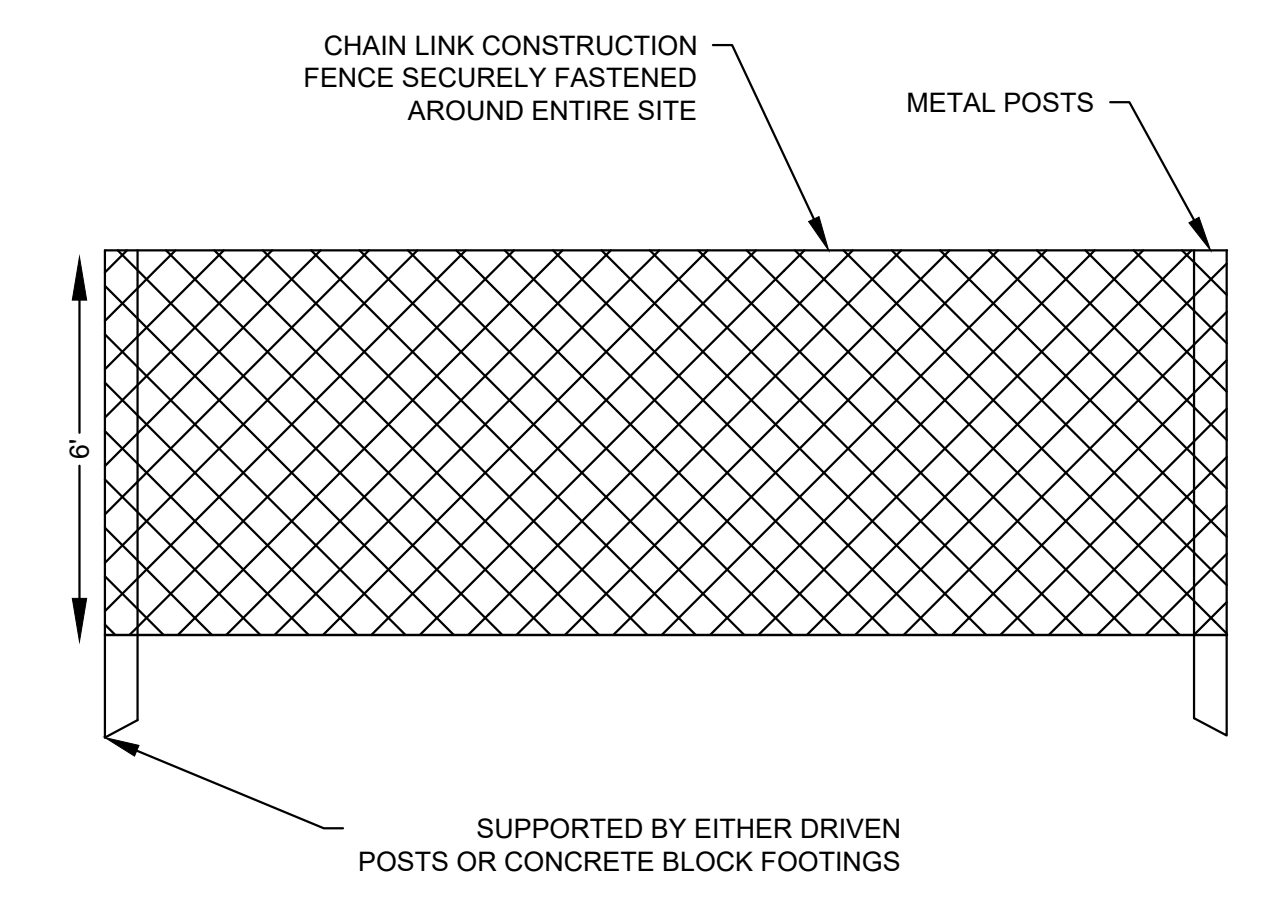
NOTES:

- 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.



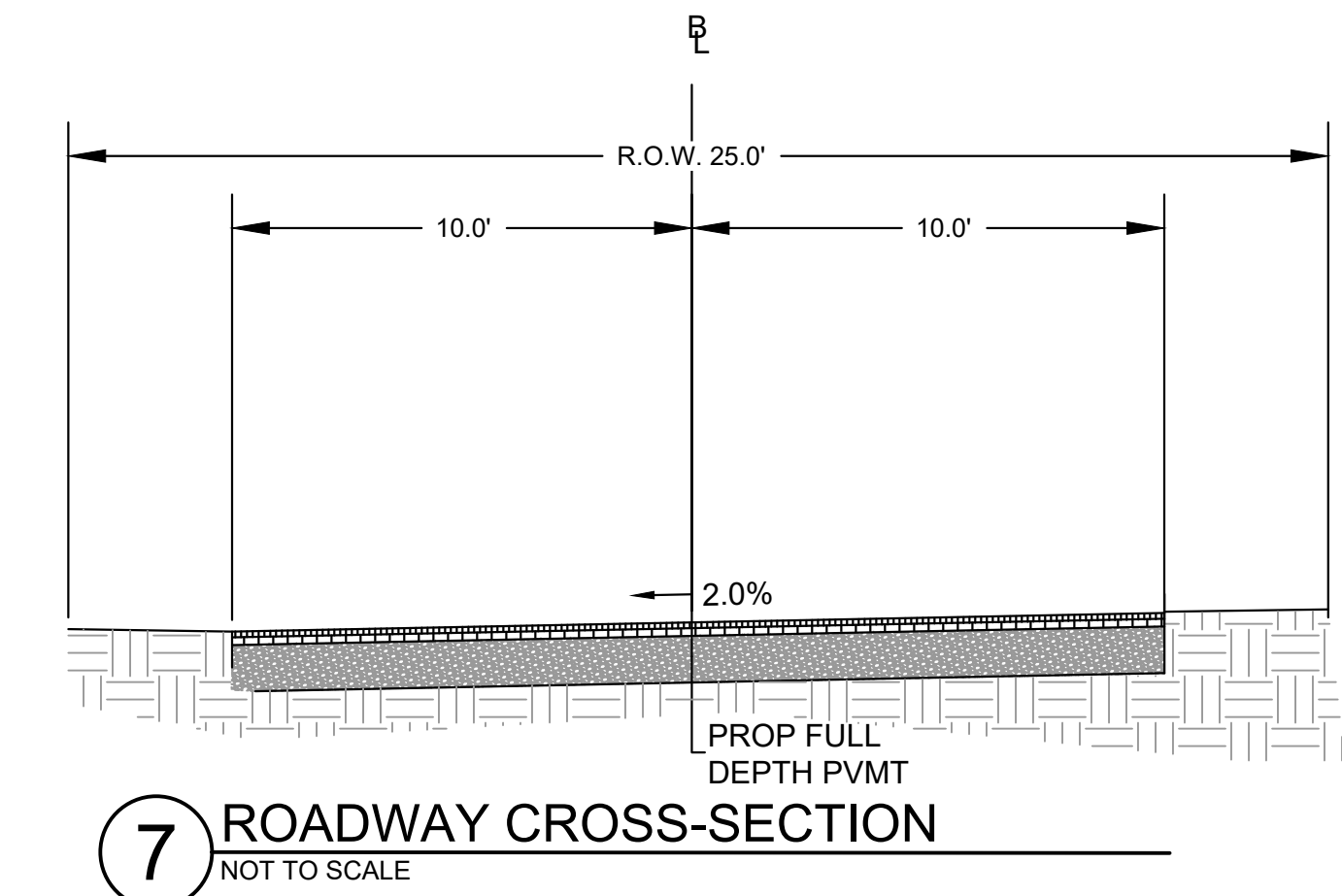
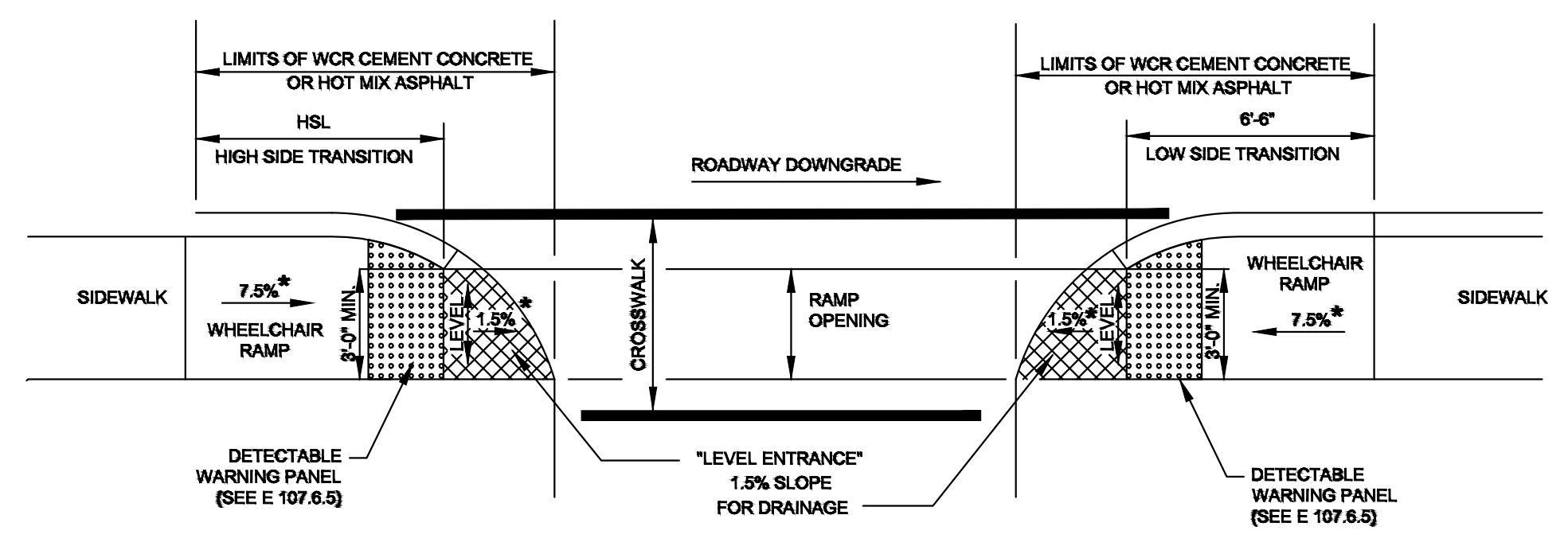
NOTES:

- 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

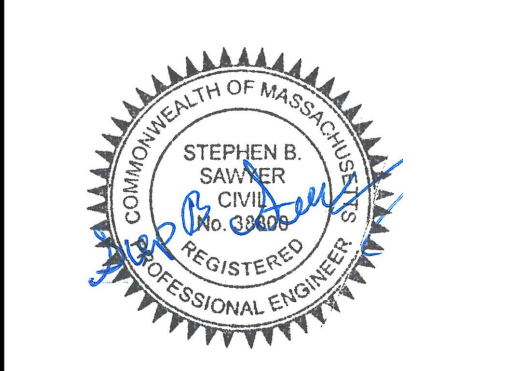
SHEET NAME:
D2

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

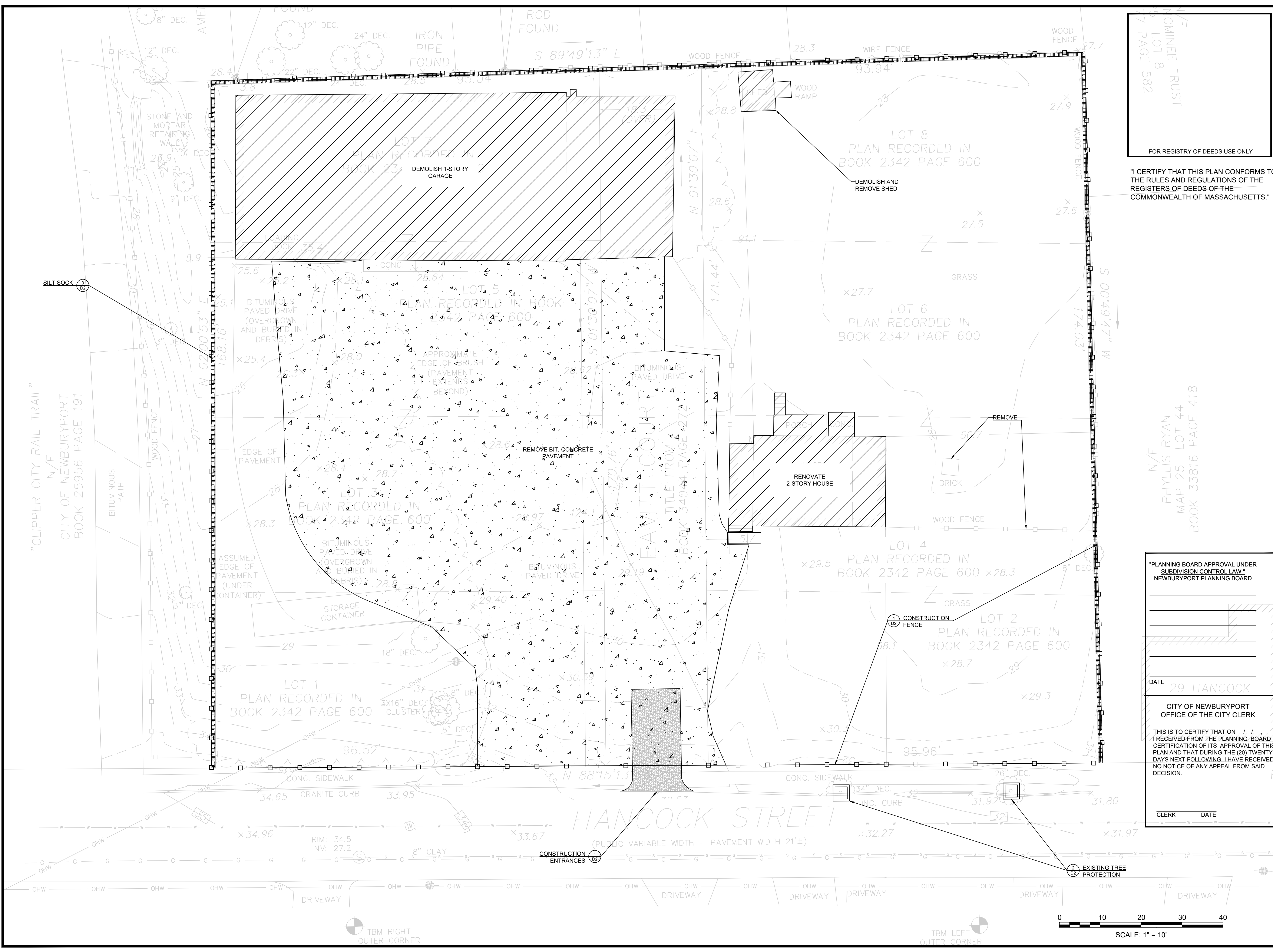
REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
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STAMP:

CONSTRUCTION DETAILS

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\DWG_ENGINEERING\20-087_EROS_CNTL.dwg



N/F
NOMINEE TRUST
LOT 8
PAGE 582

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

DATE: 29 HANCOCK

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON 1/1/21 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 _____



STAMP:

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'

