

**21-27 Hancock Street,  
Newburyport**

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

**April 21, 2021**



Mead, Talerman & Costa, LLC  
Attorneys at Law

**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	103x5
---	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

**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

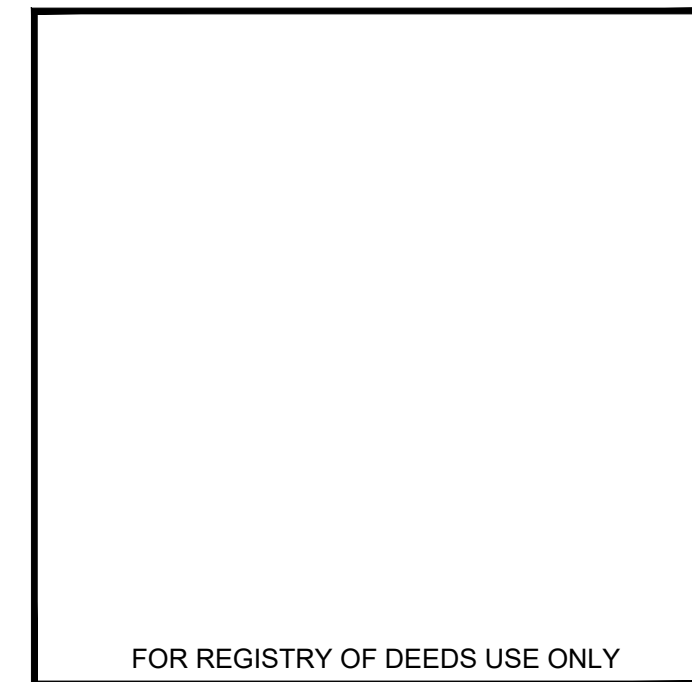
\* BENCHMARK TO BE SET UPON COMPLETION OF DEMOLITION FOR CONSTRUCTION



**LOCUS PLAN**  
SCALE: 1"=500'±

**ZONING MATRIX: RESIDENCE 2**

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)	27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	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 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



**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

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

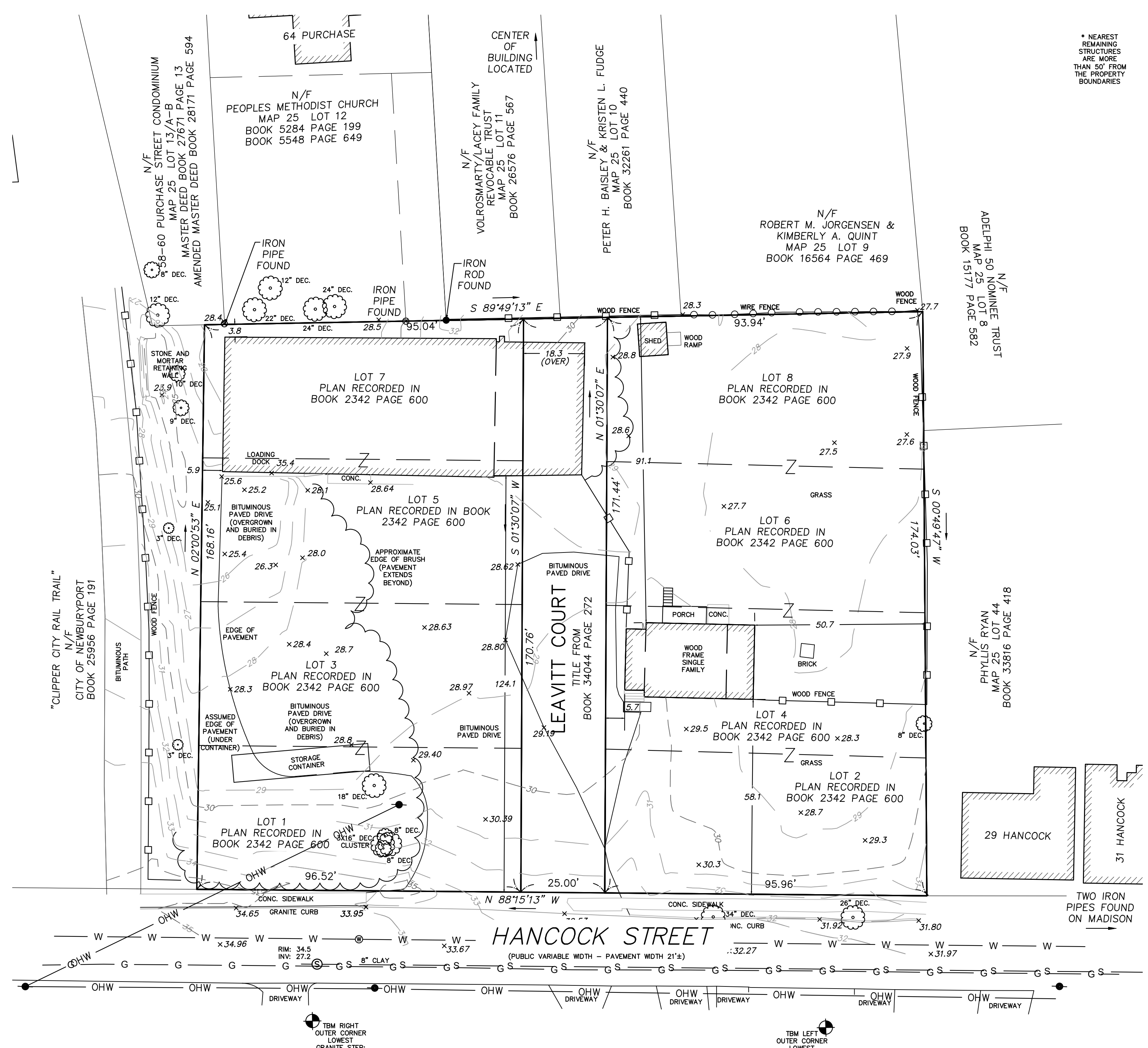
"PLANNING BOARD APPROVAL UNDER  
SUBDIVISION CONTROL LAW"  
NEWBURYPORT PLANNING BOARD

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.

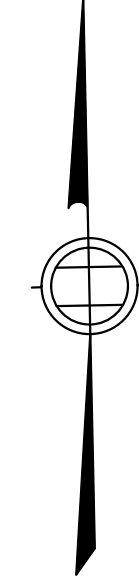
CLERK DATE

DATE

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.

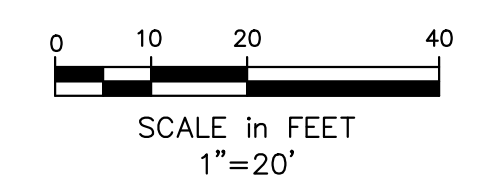
EVERETT J. CHANDLER, P.L.S.  
 MASS. REGISTRATION NO. 41783

**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 _____	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

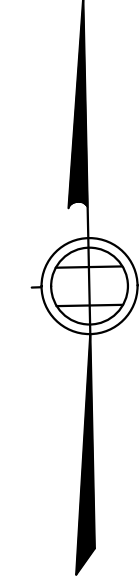
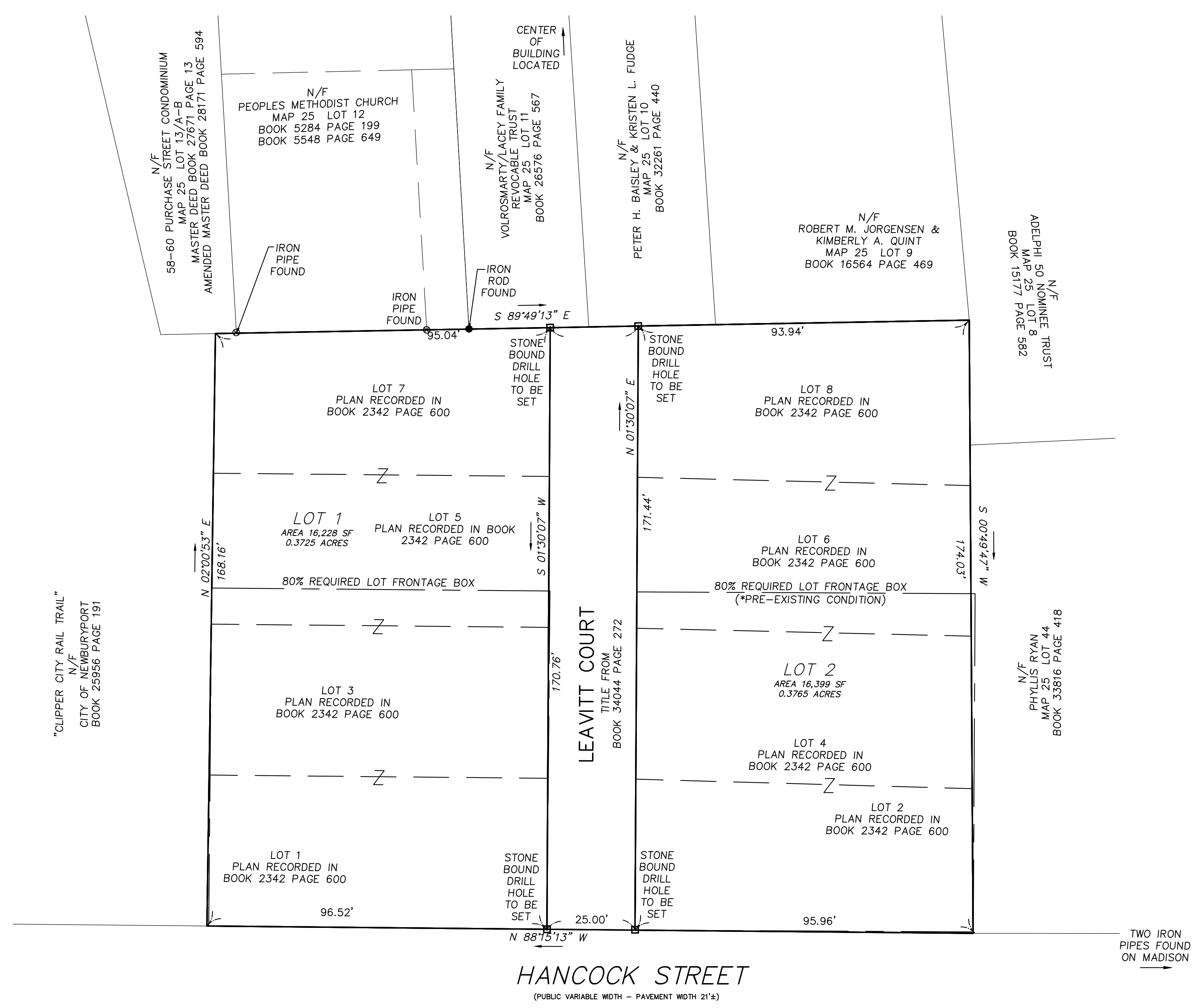
EXISTING CONDITIONS

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

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**

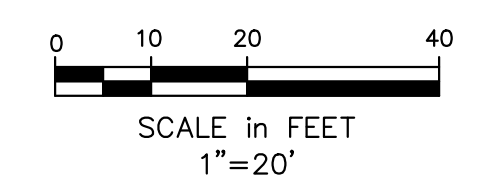
OWNER: WILLIAM F. & JOYCE E. COLBY

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: _____			
NO.	DATE	BY	REVISIONS

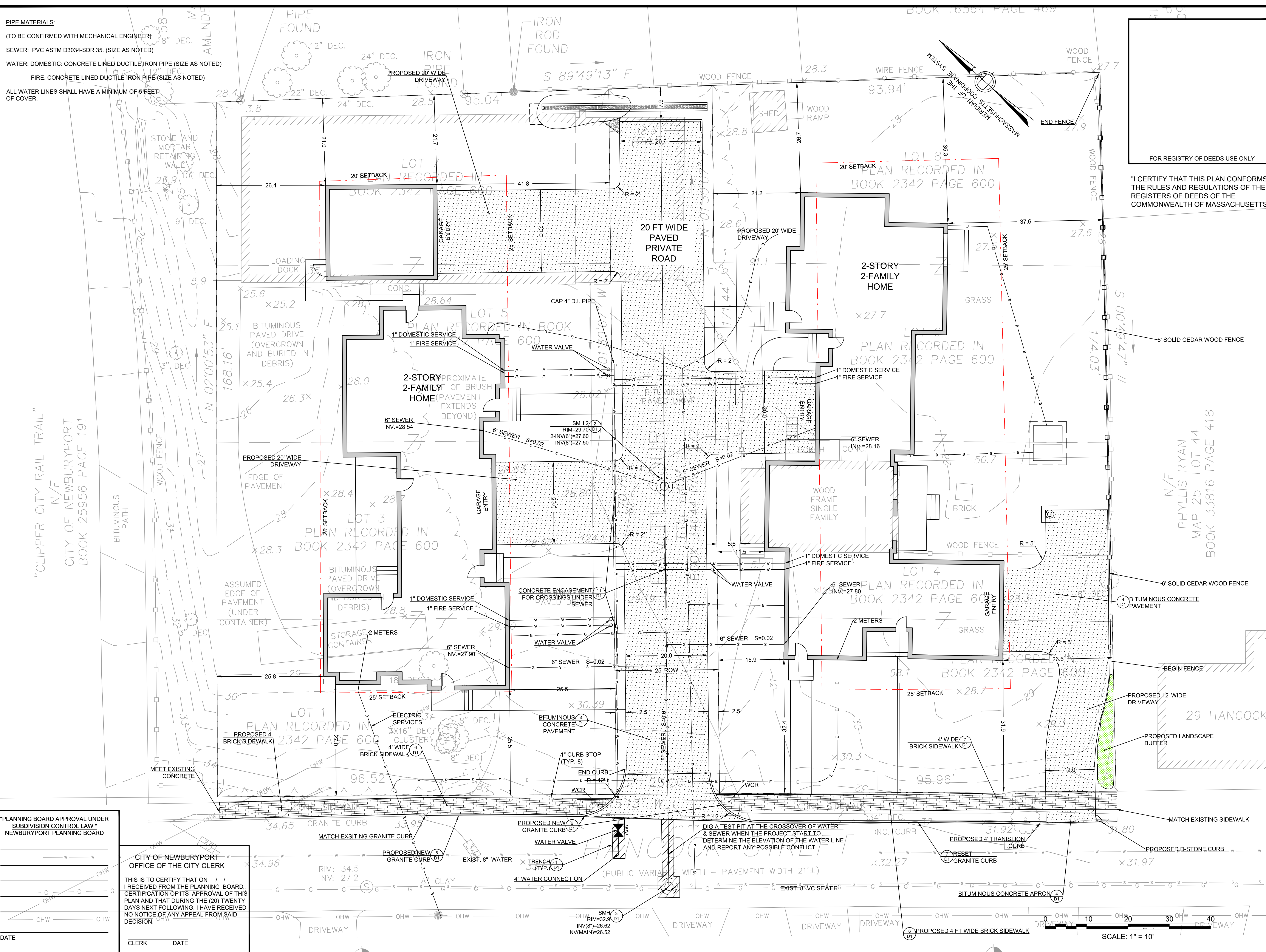
FIELD: CO  
 CALCS: EC  
 CHECKED: EJC  
 APPROVED: EJC

PLAN OF LAND  
 21 & 27 HANCOCK STREET

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

PROJECT NO.  
 2020-21-27HANCOCK  
 DATE: MAR 30, 2021  
 SHEET NO.  
 S2

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.



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

"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.

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'

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

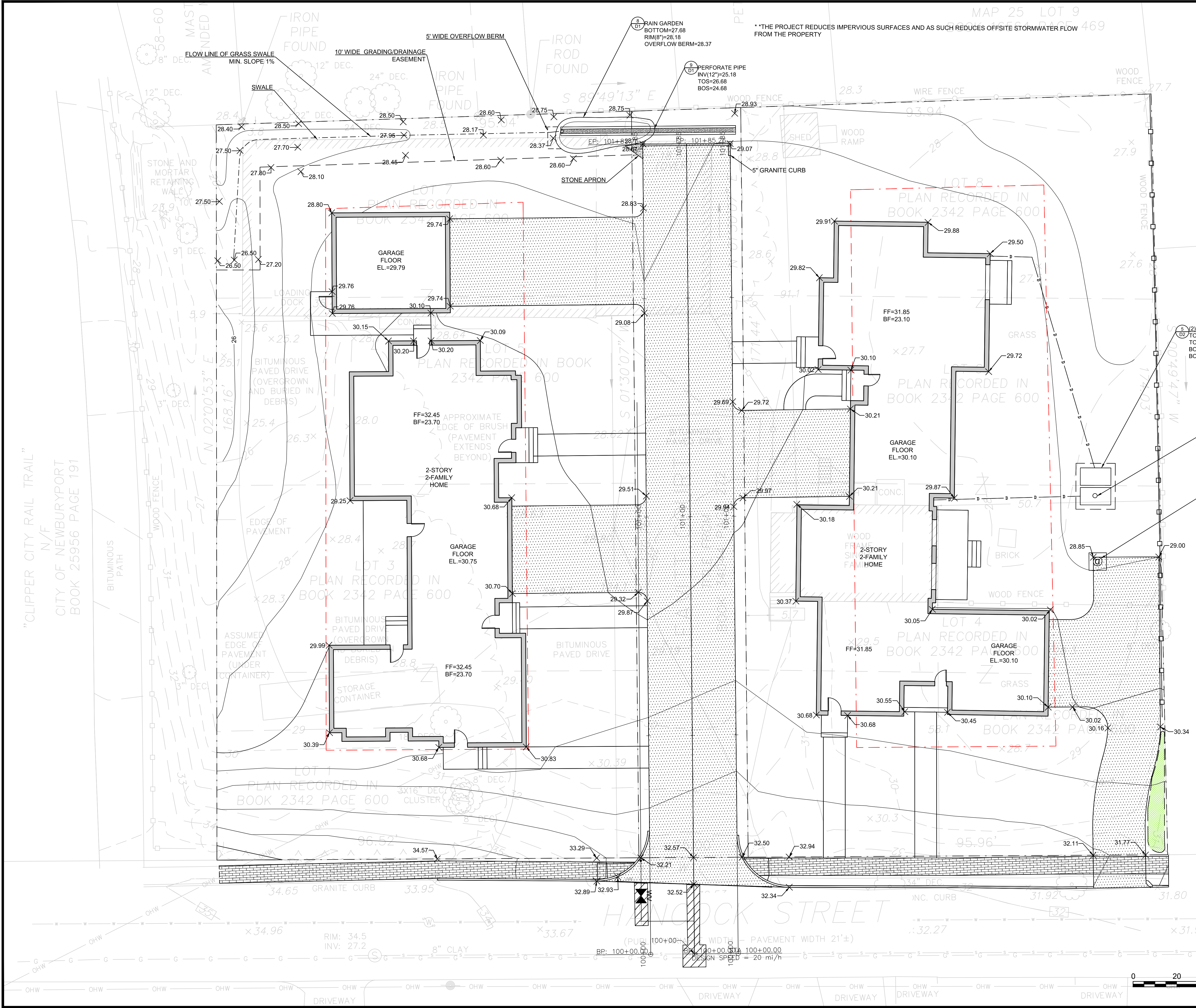
CITY OF NEWBURYPORT  
 OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON 1/11/21 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 \_\_\_\_\_

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING\_20-087\_LAY\_MATL.dwg

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING\_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

NORTH

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

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."

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

"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 \_\_\_\_\_

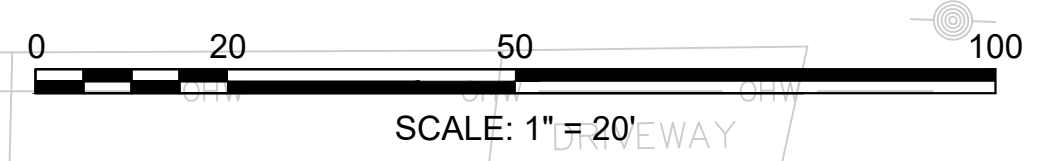


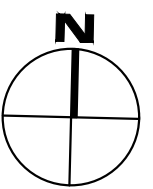
STAMP:

**GRADING & DRAINAGE PLAN**

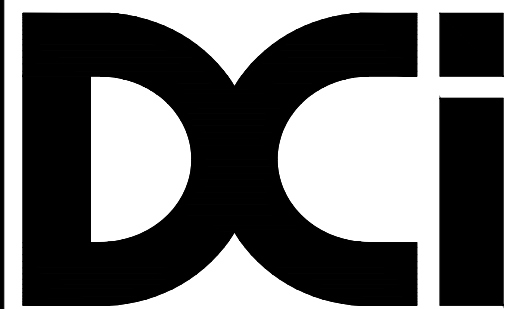
SHEET NAME:  
**C2**

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

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

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



STAMP:

PROFILE  
PLAN

SHEET NAME:

C3

SHT NO:

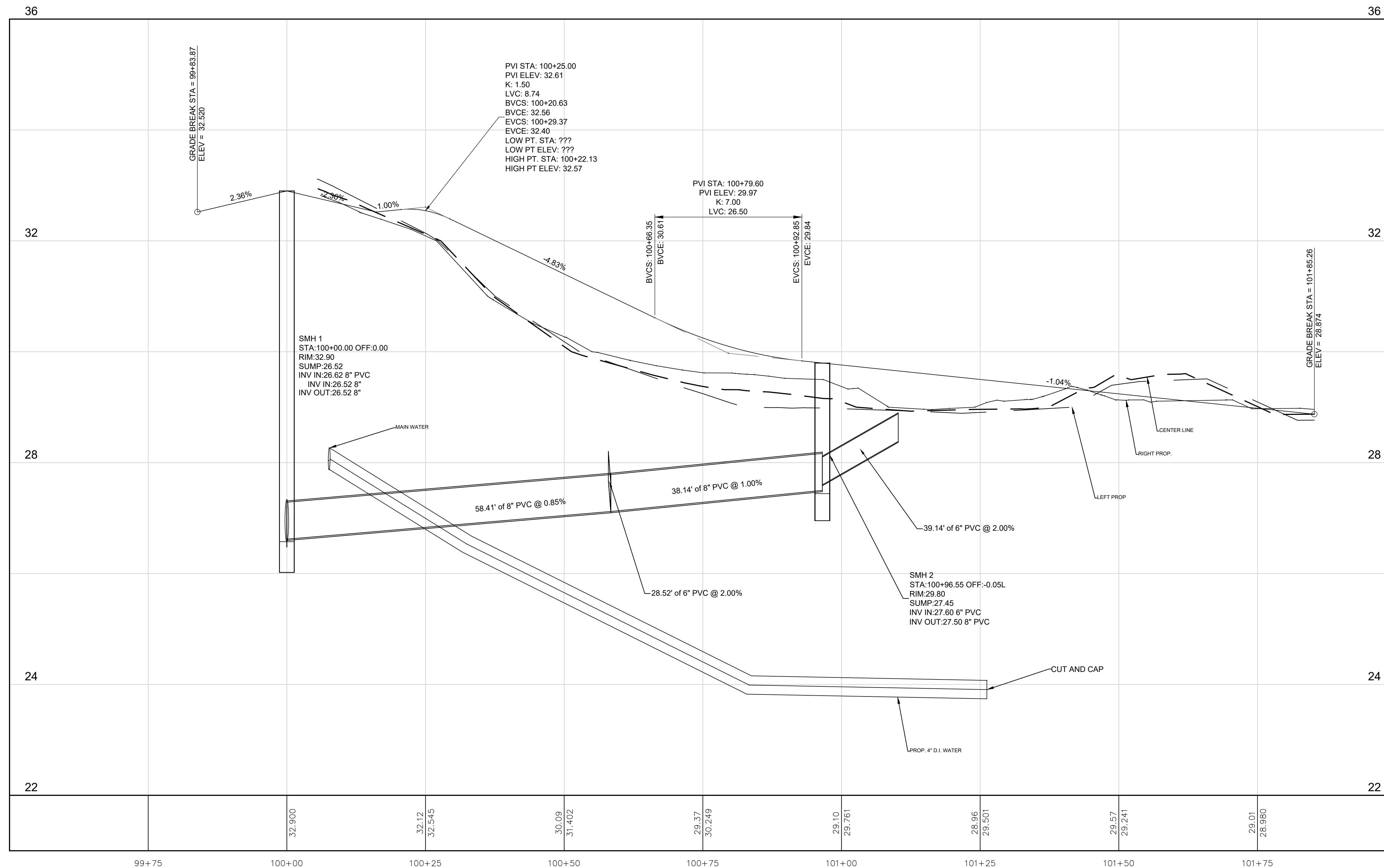
DR BY: GS

CHK BY: SS

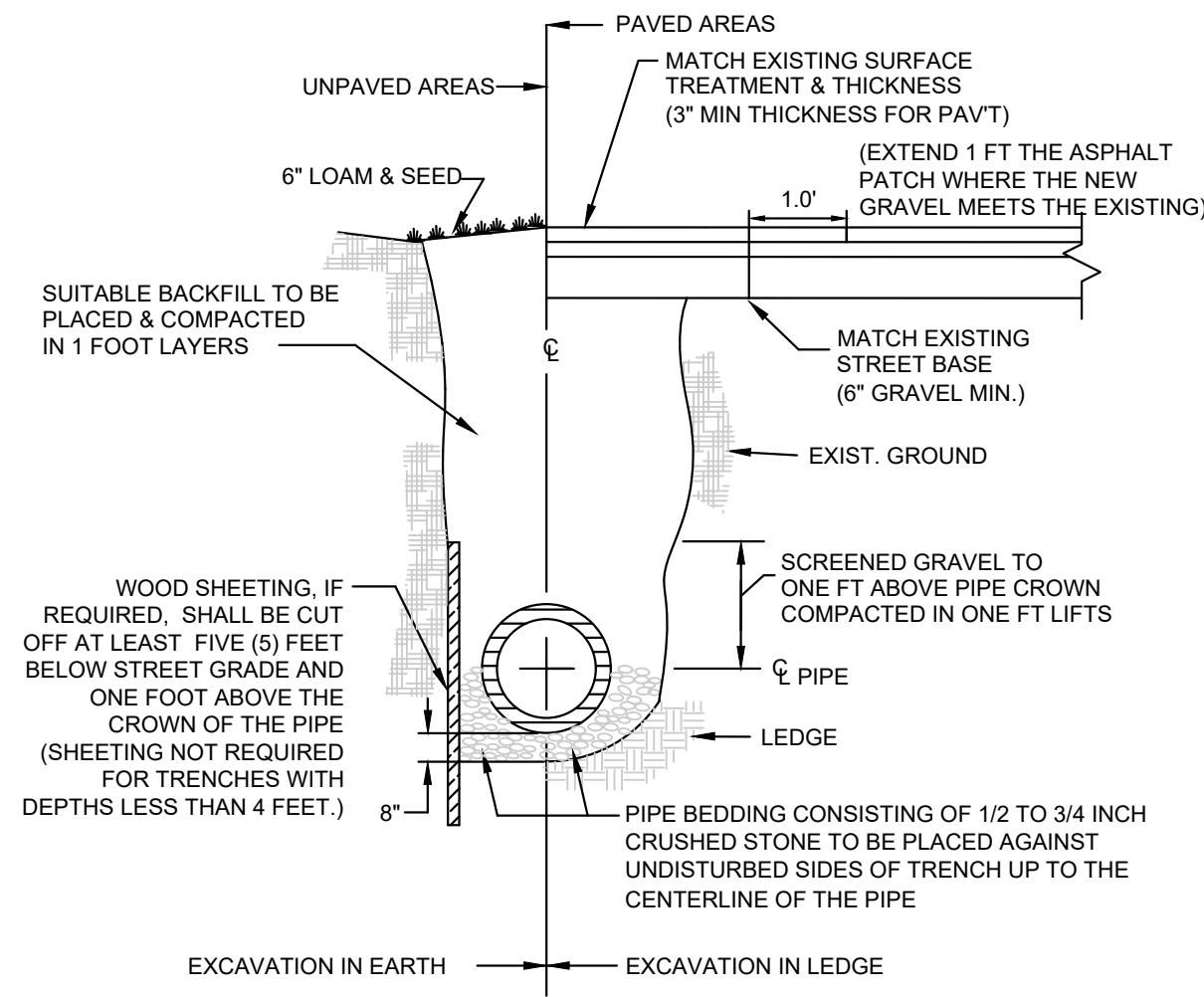
PROJ NO: 20-087

DATE: 04-14-2021

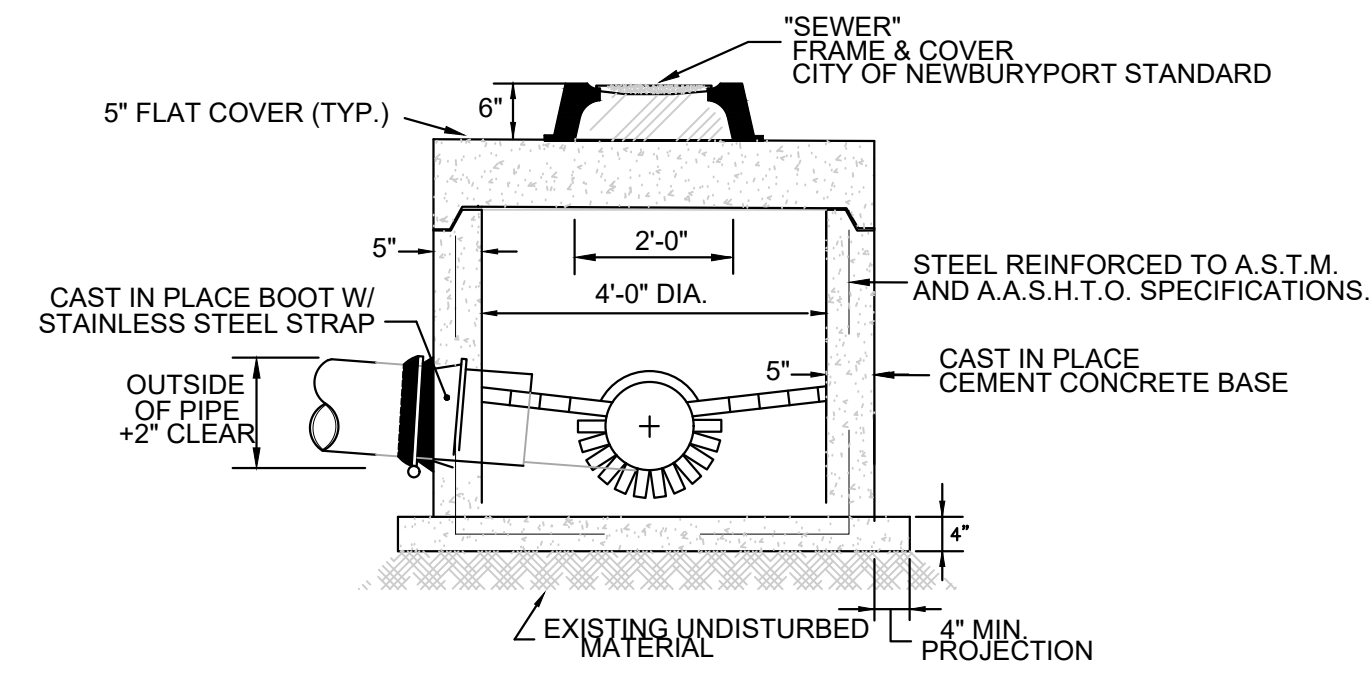
SCALE: 1"=10'



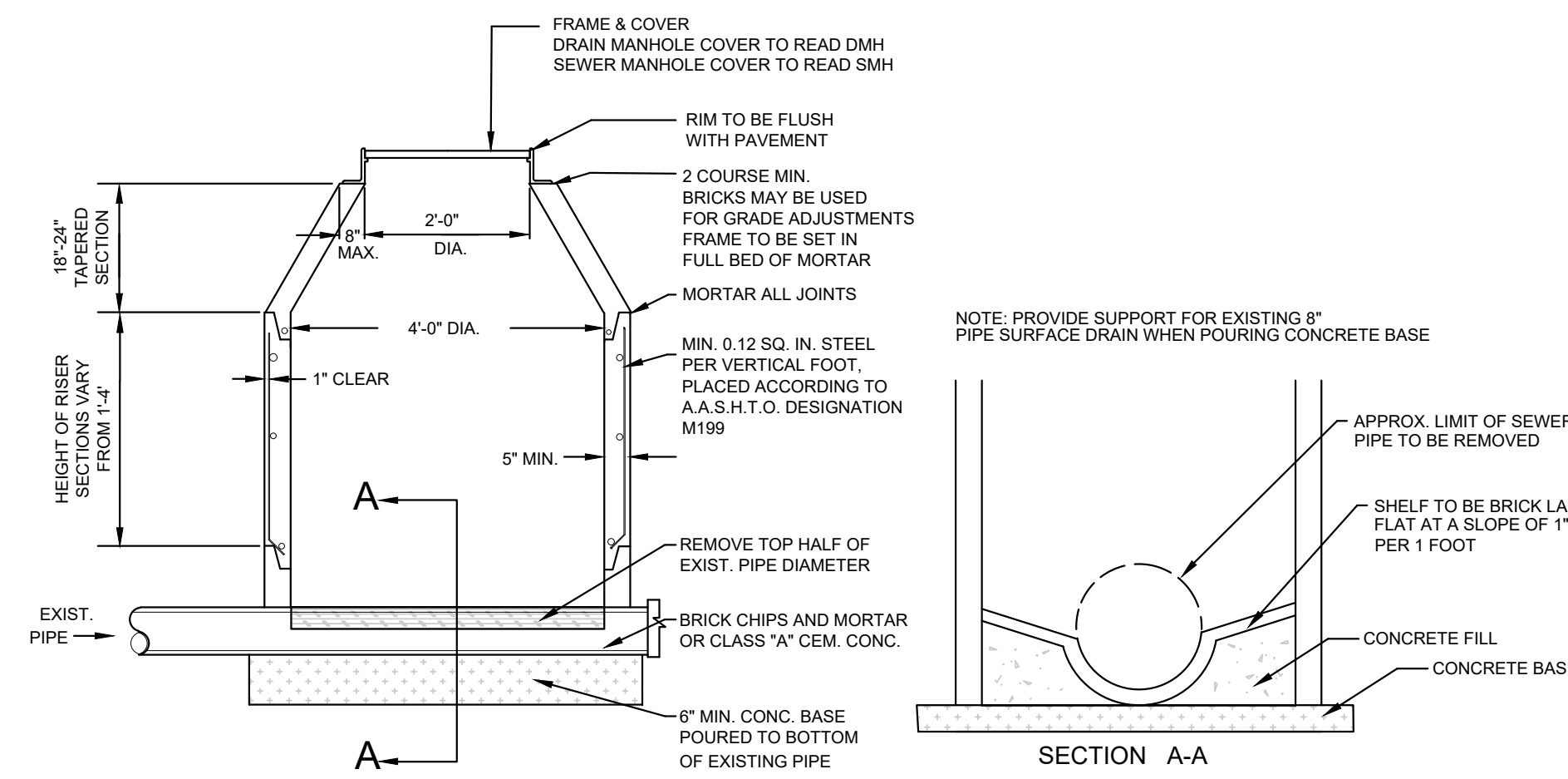
LEAVITT CT PROFILE  
HORZ. 1"=10'  
VERT. 1"=1'



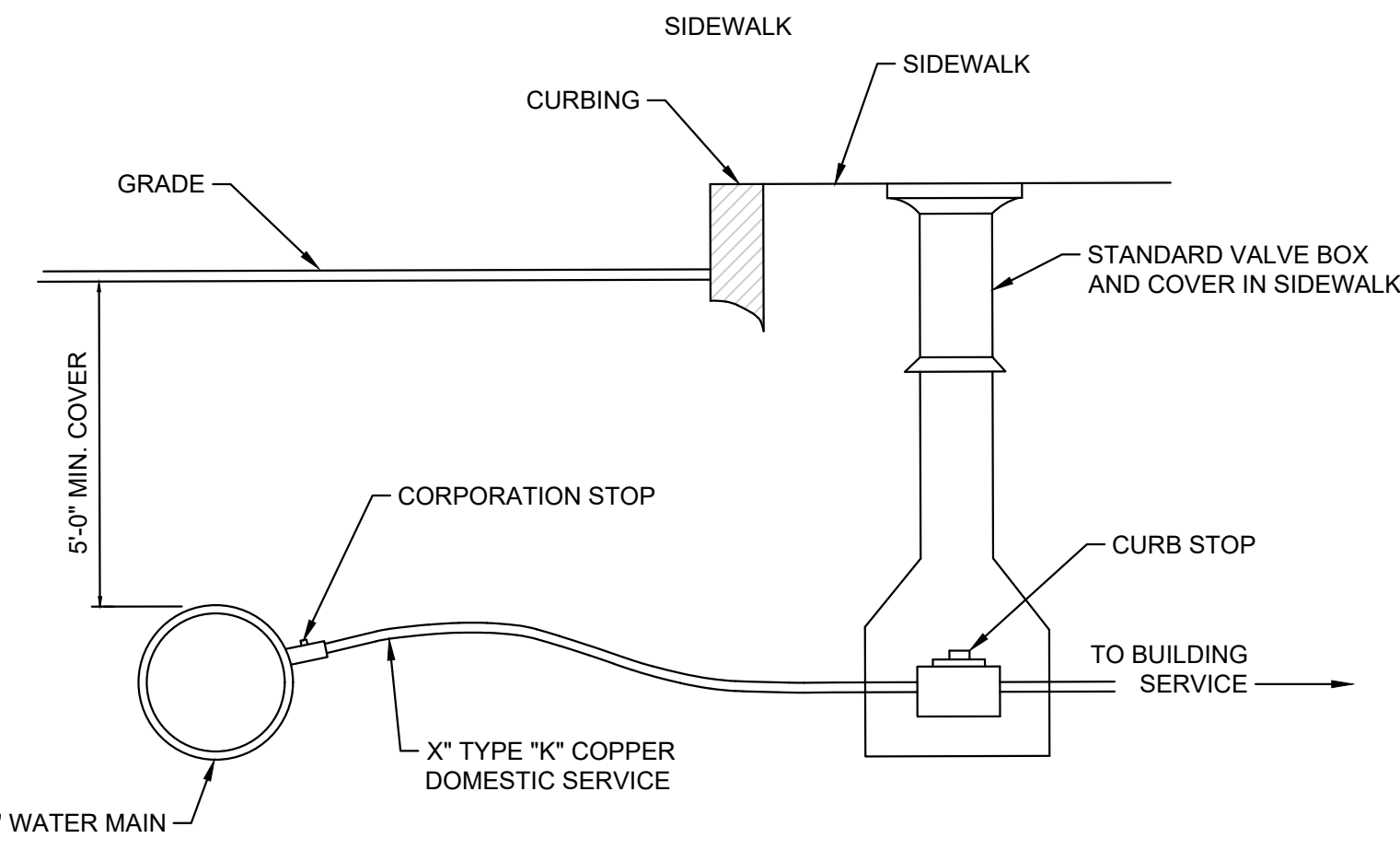
1 UTILITY TRENCH  
NOT TO SCALE



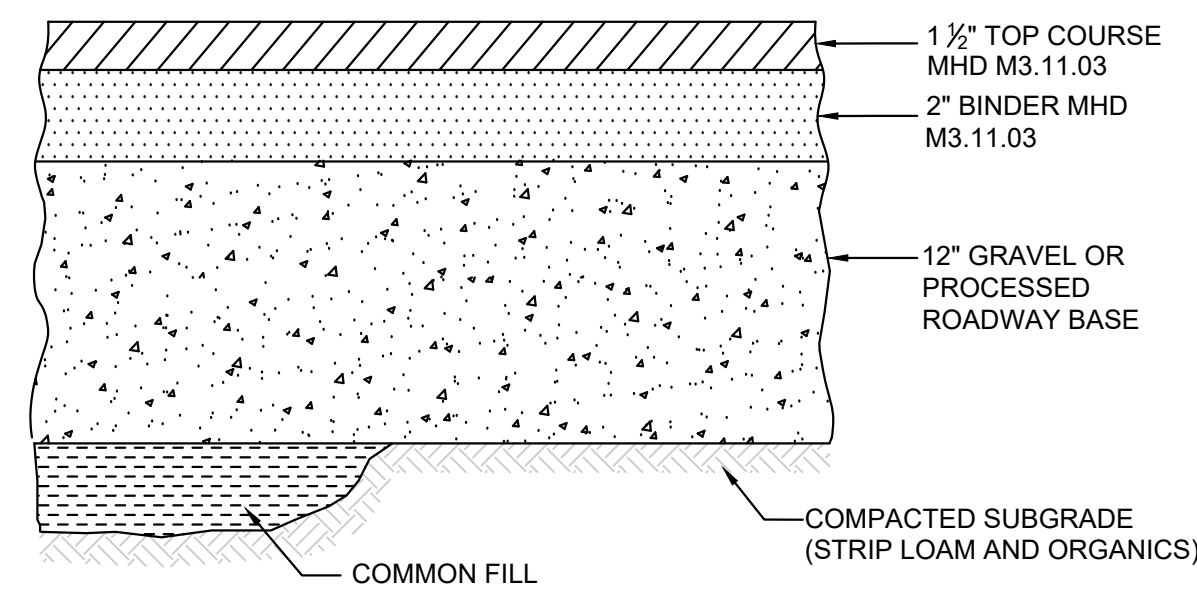
2 PRECAST CONCRETE SEWER MANHOLE  
NOT TO SCALE



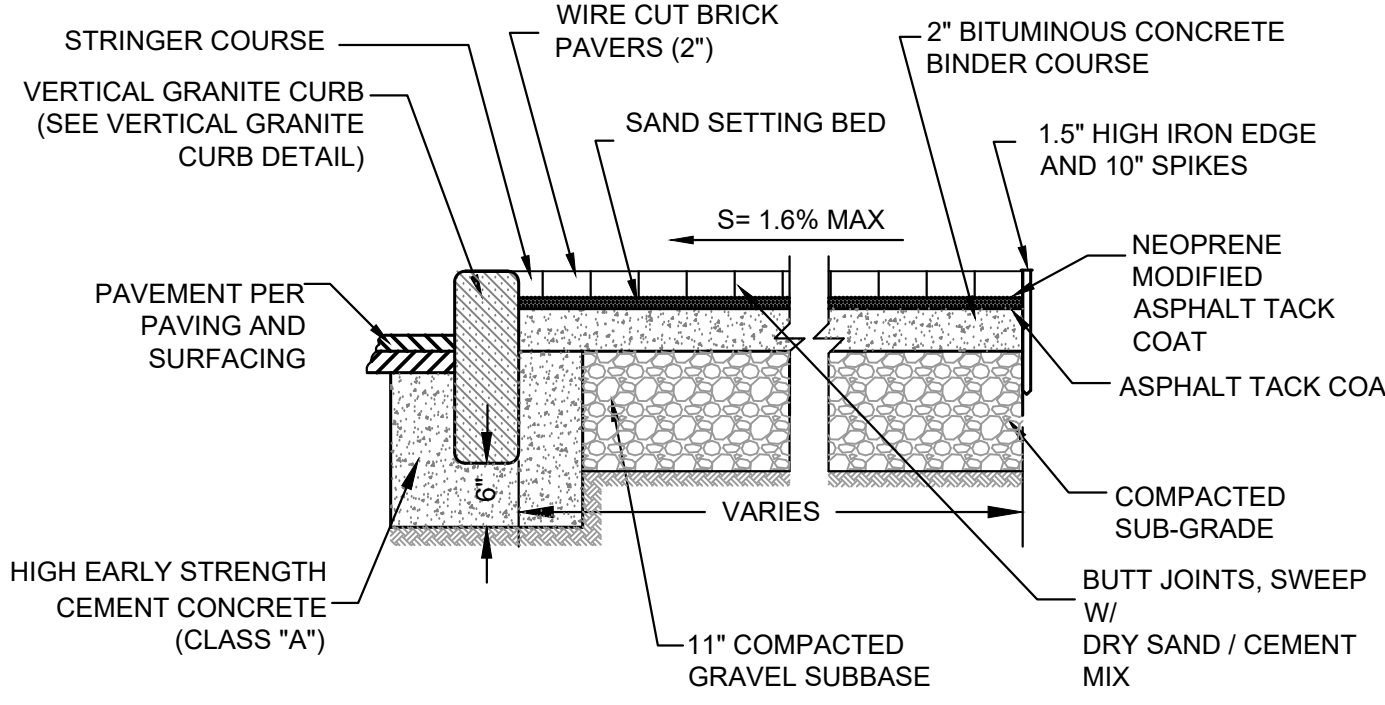
3 MANHOLE OVER EXISTING PIPE  
NOT TO SCALE



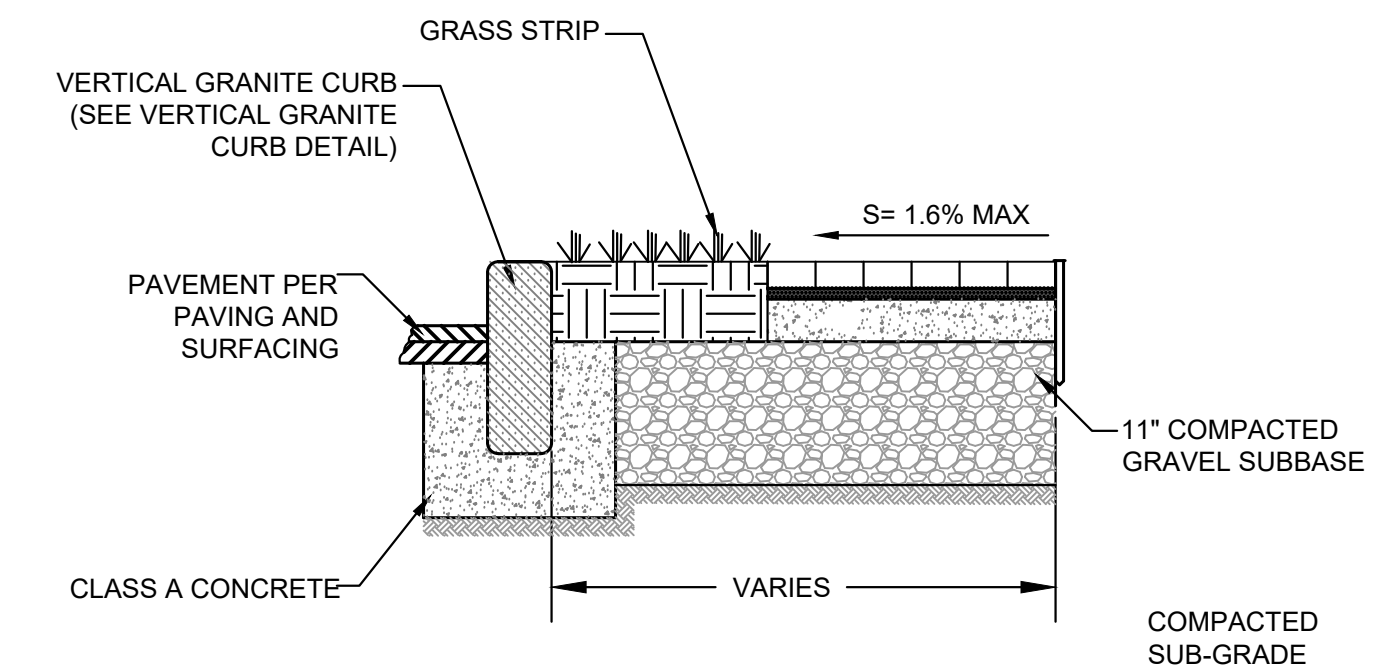
4 COPPER WATER SERVICE CONNECTION  
NOT TO SCALE



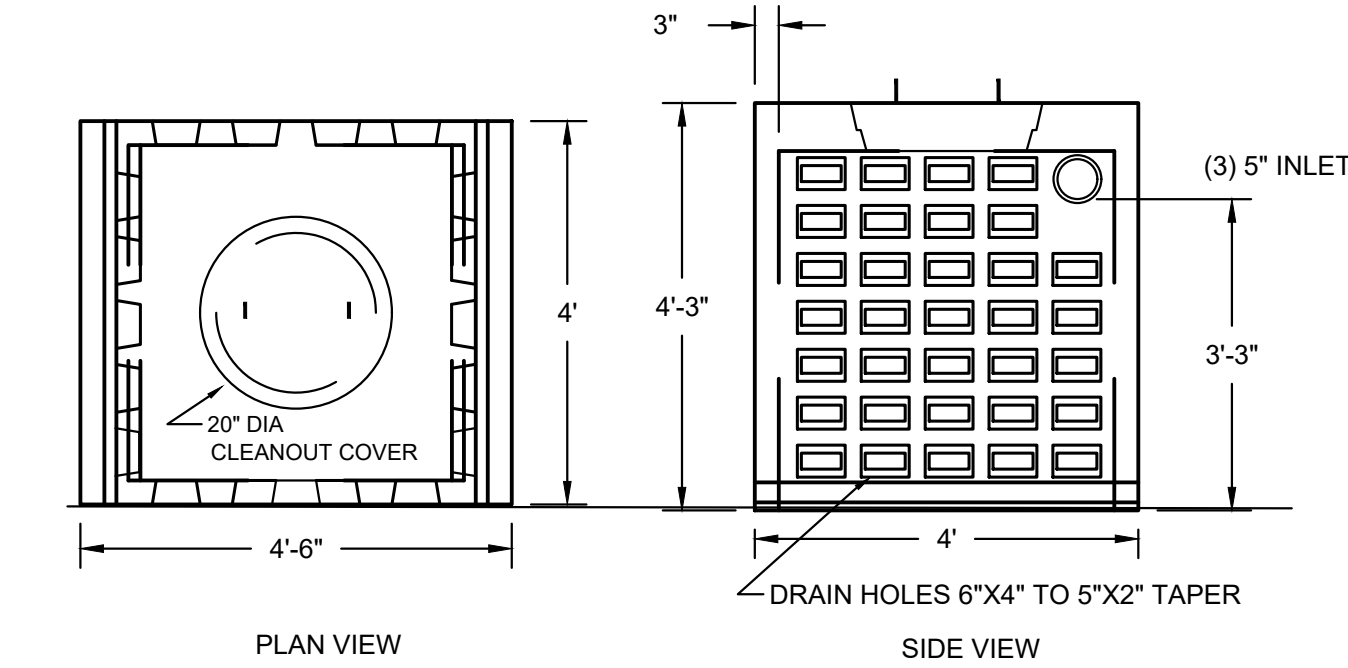
5 BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



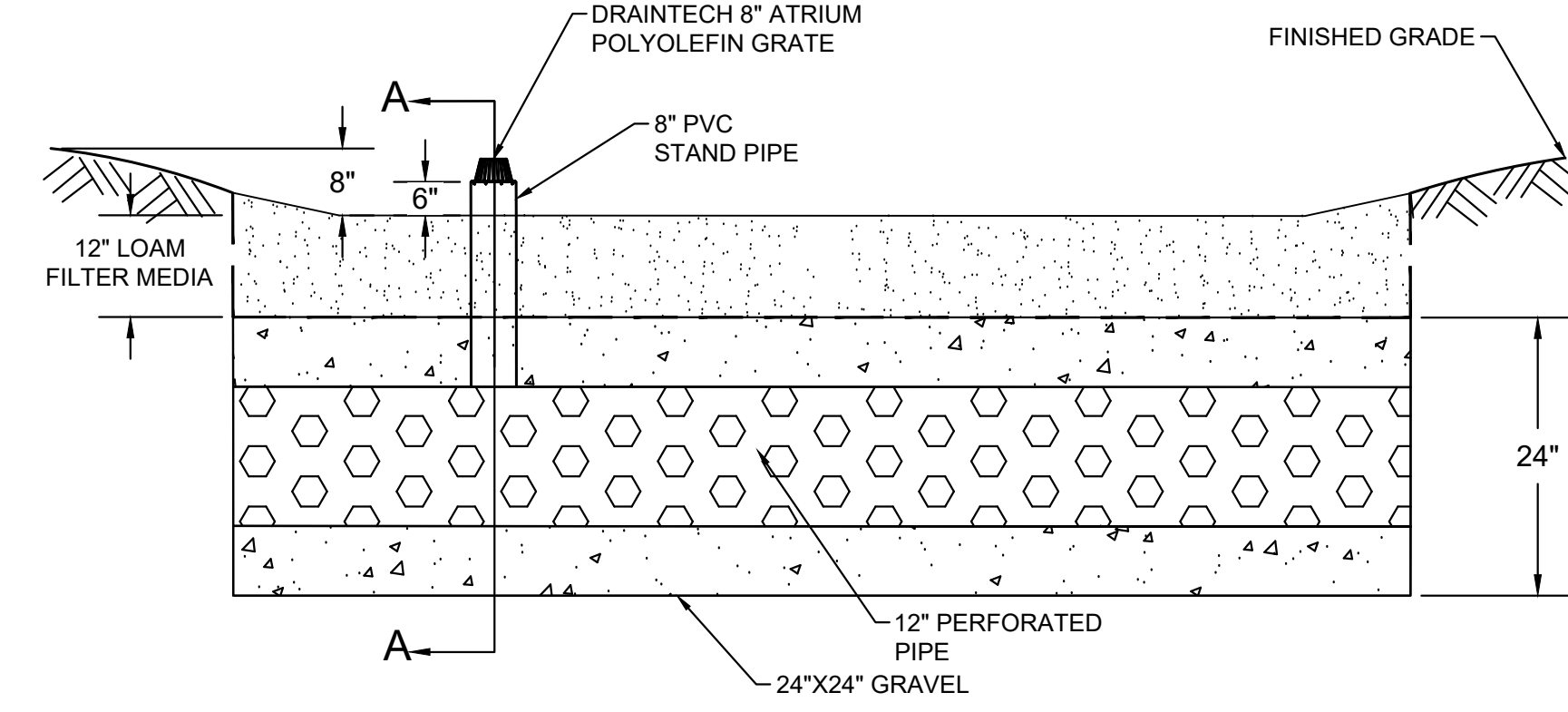
6 BRICK SIDEWALK  
NOT TO SCALE



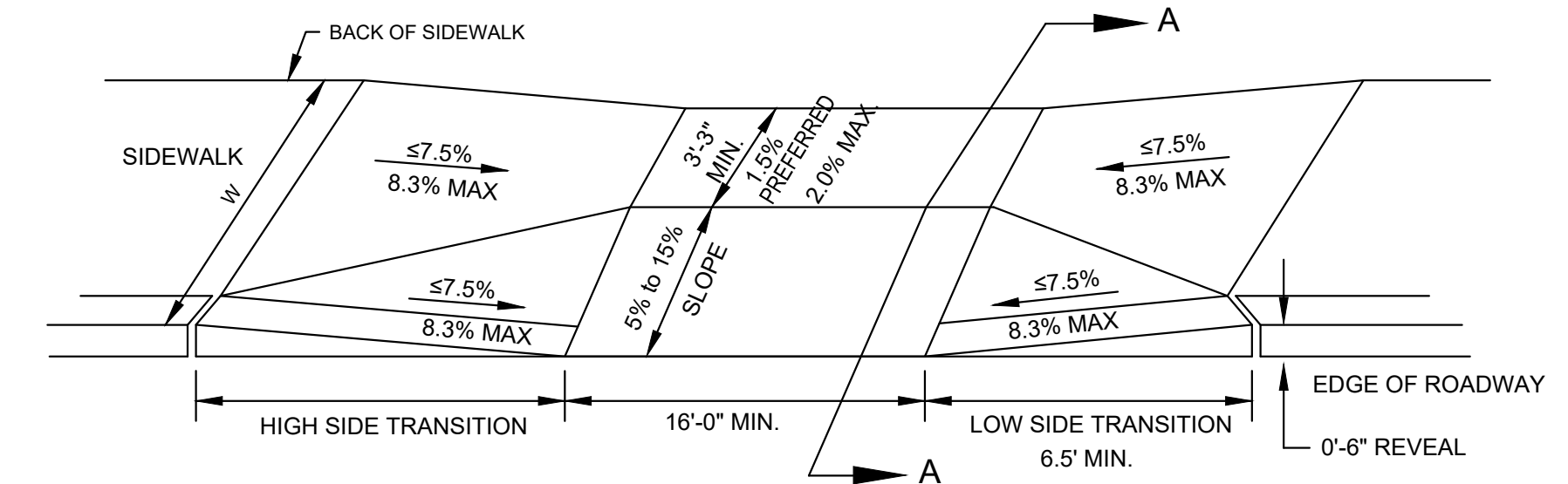
7 BRICK SIDEWALK & GRASS STRIP  
NOT TO SCALE



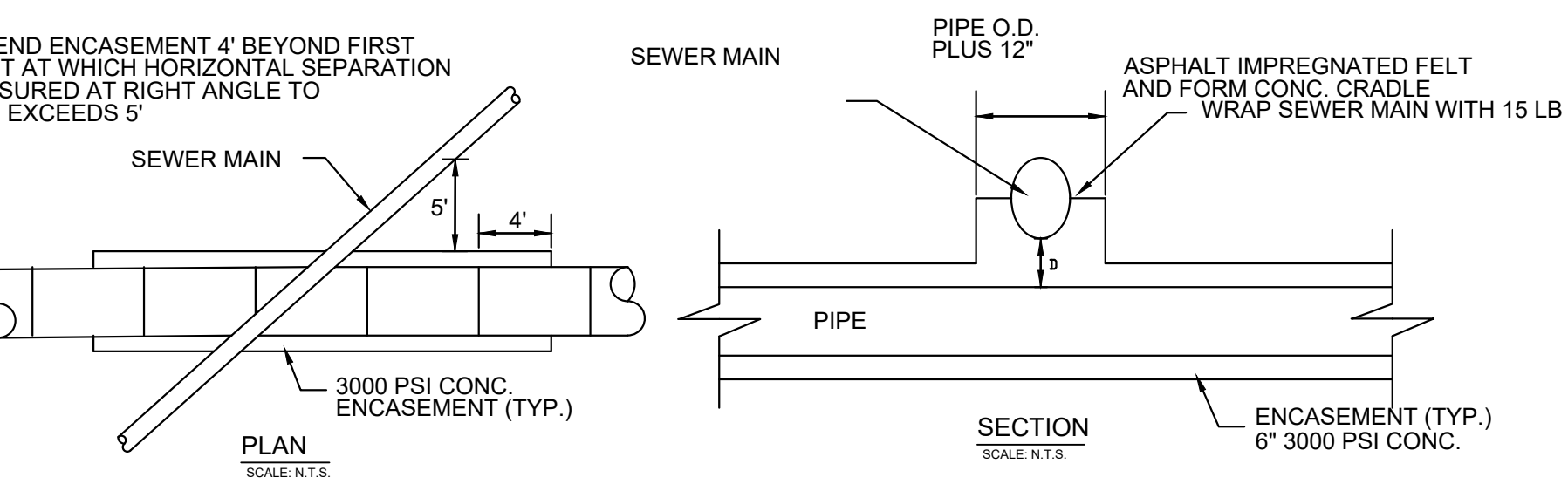
8 DRY WELL 300 GALLON  
NOT TO SCALE



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

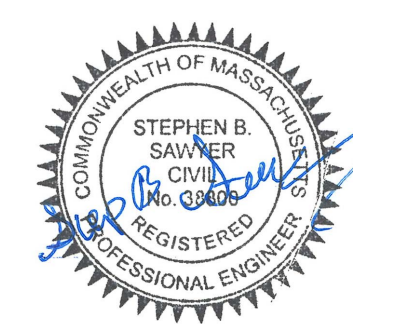
ARCHITECT:  
GRAF ARCHITECTS  
2 LIBERTY STREET  
NEWBURYPORT MA

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

PROJECT TEAM

21-27 HANCOCK  
NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
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.

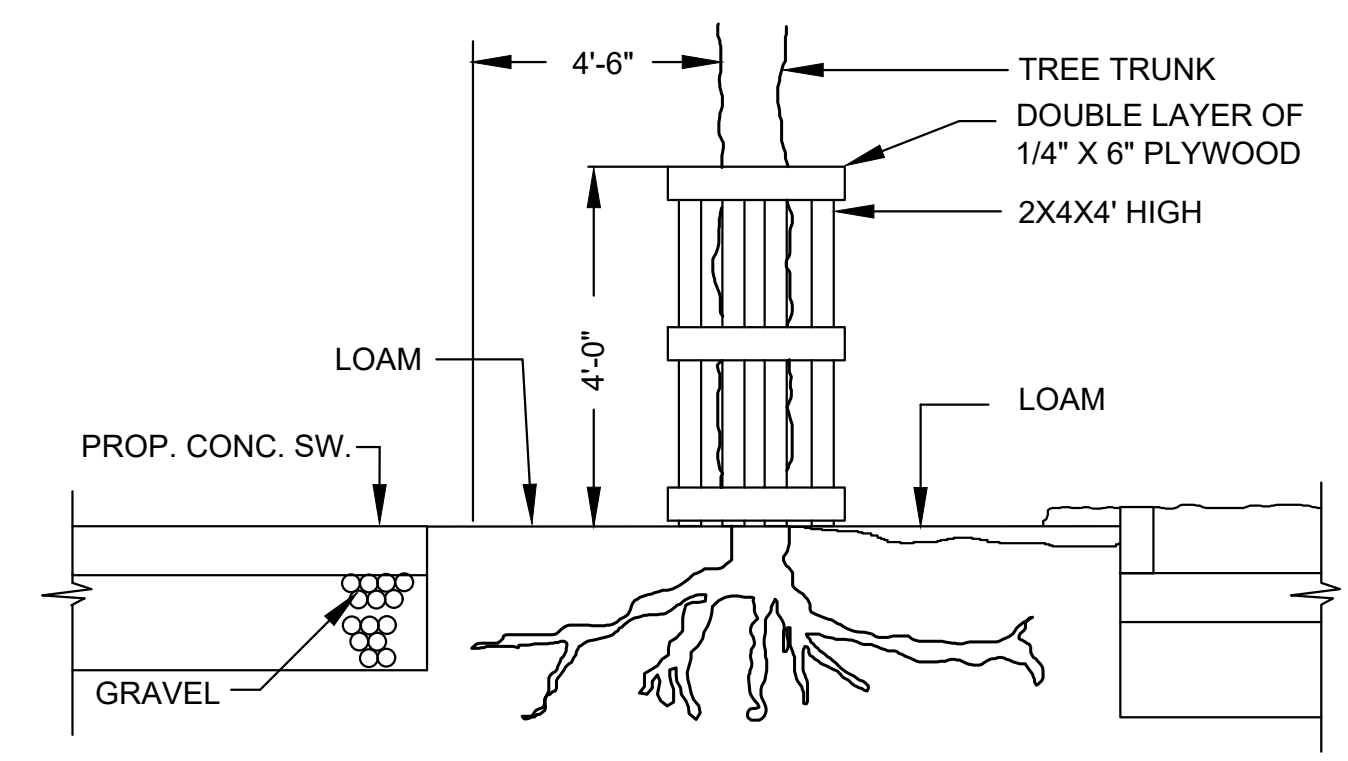
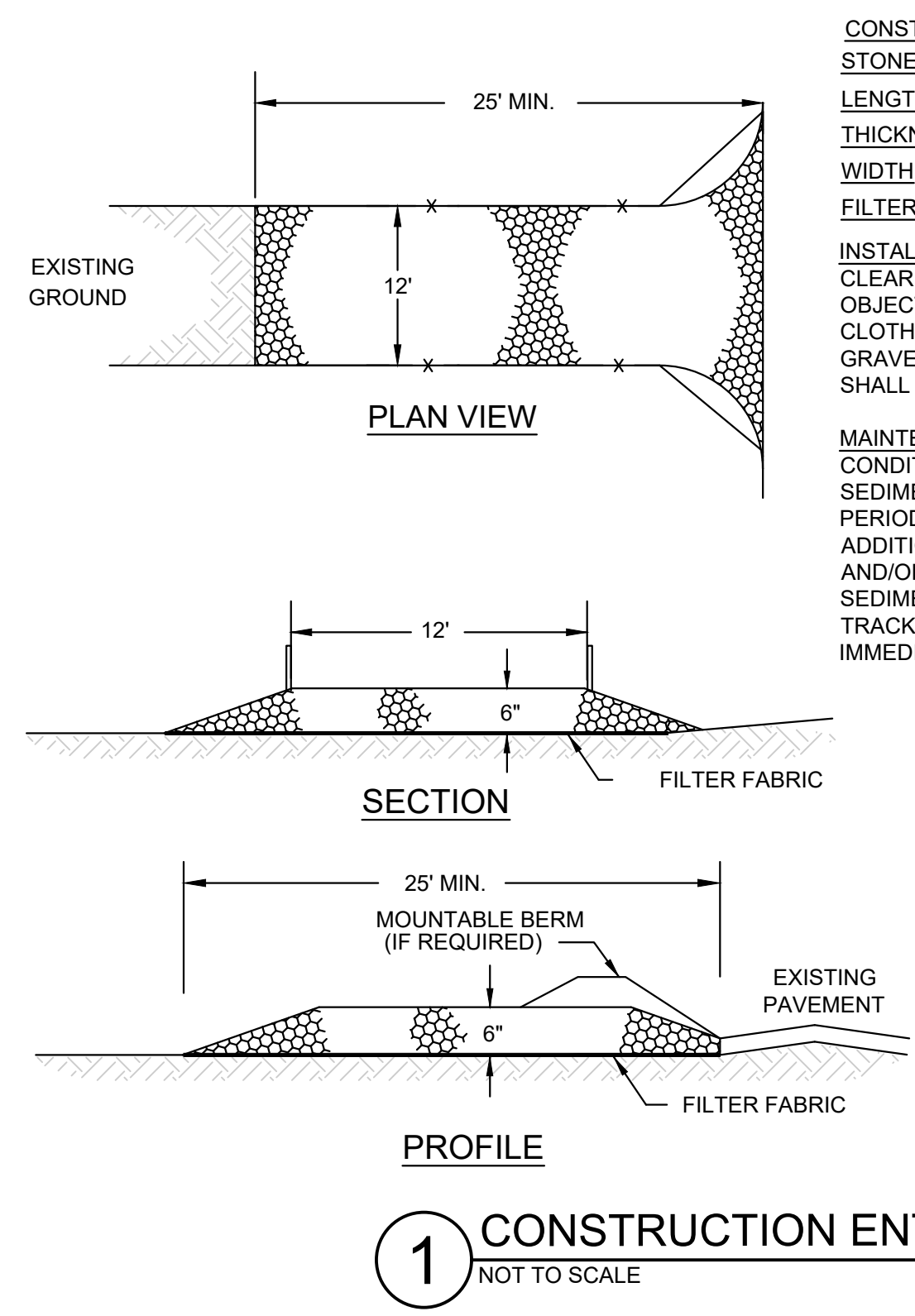
CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

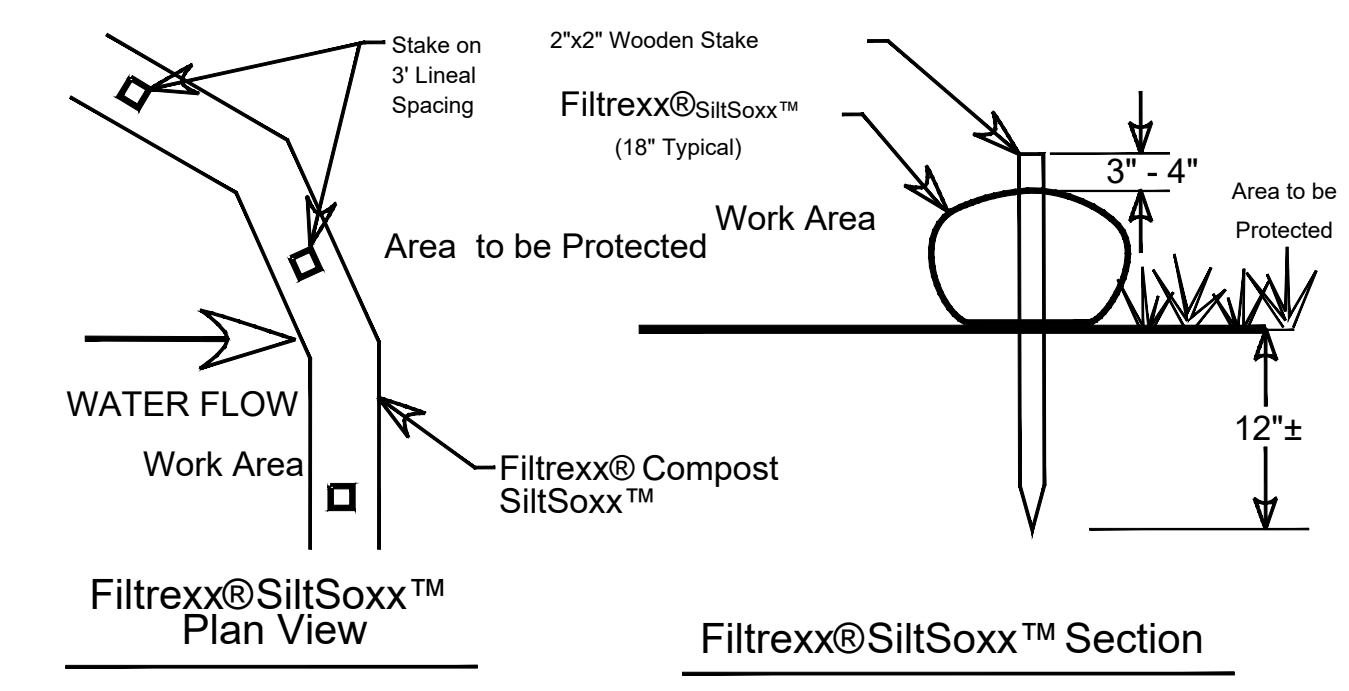


FOR REGISTRY OF DEEDS USE ONLY

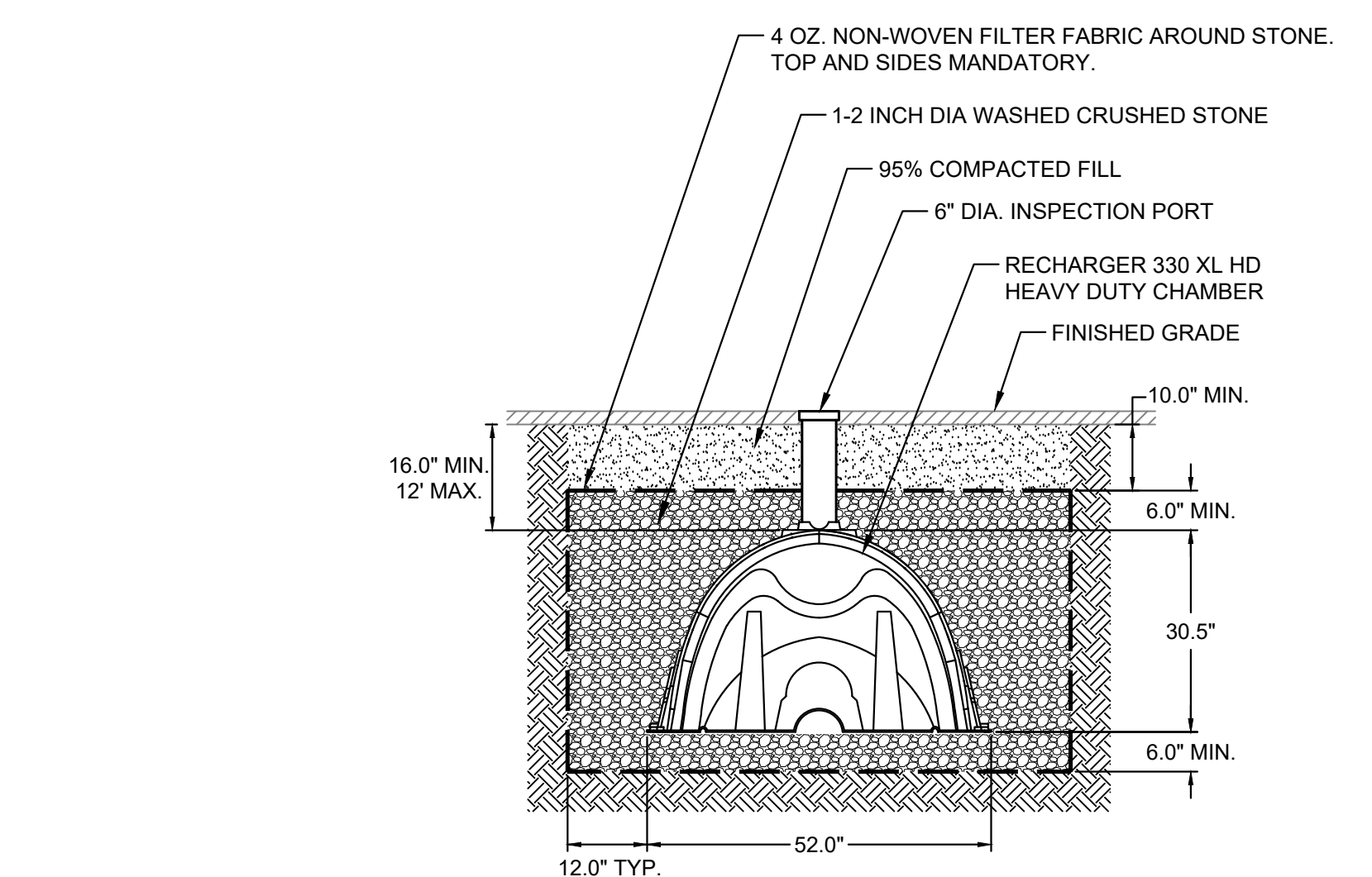
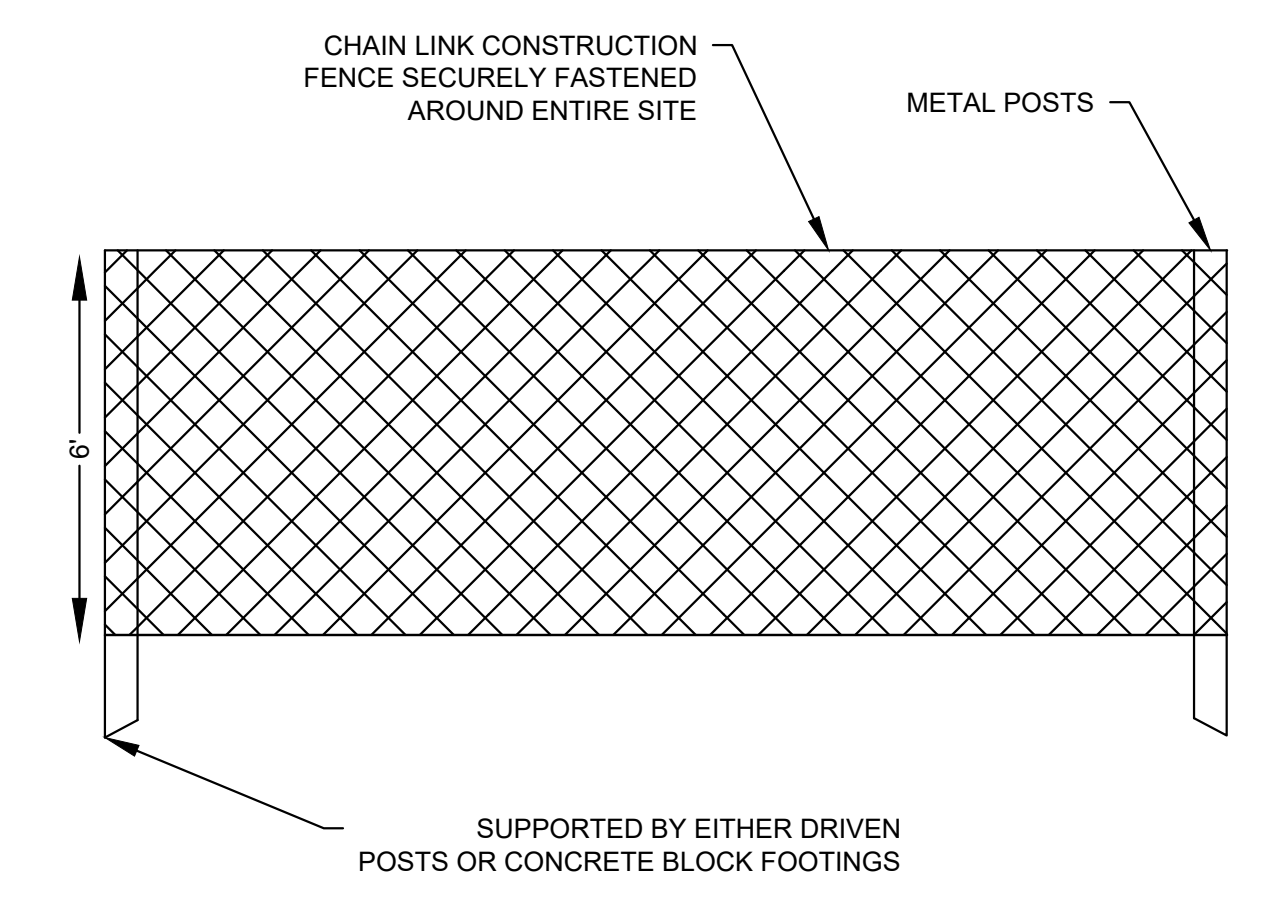
"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."



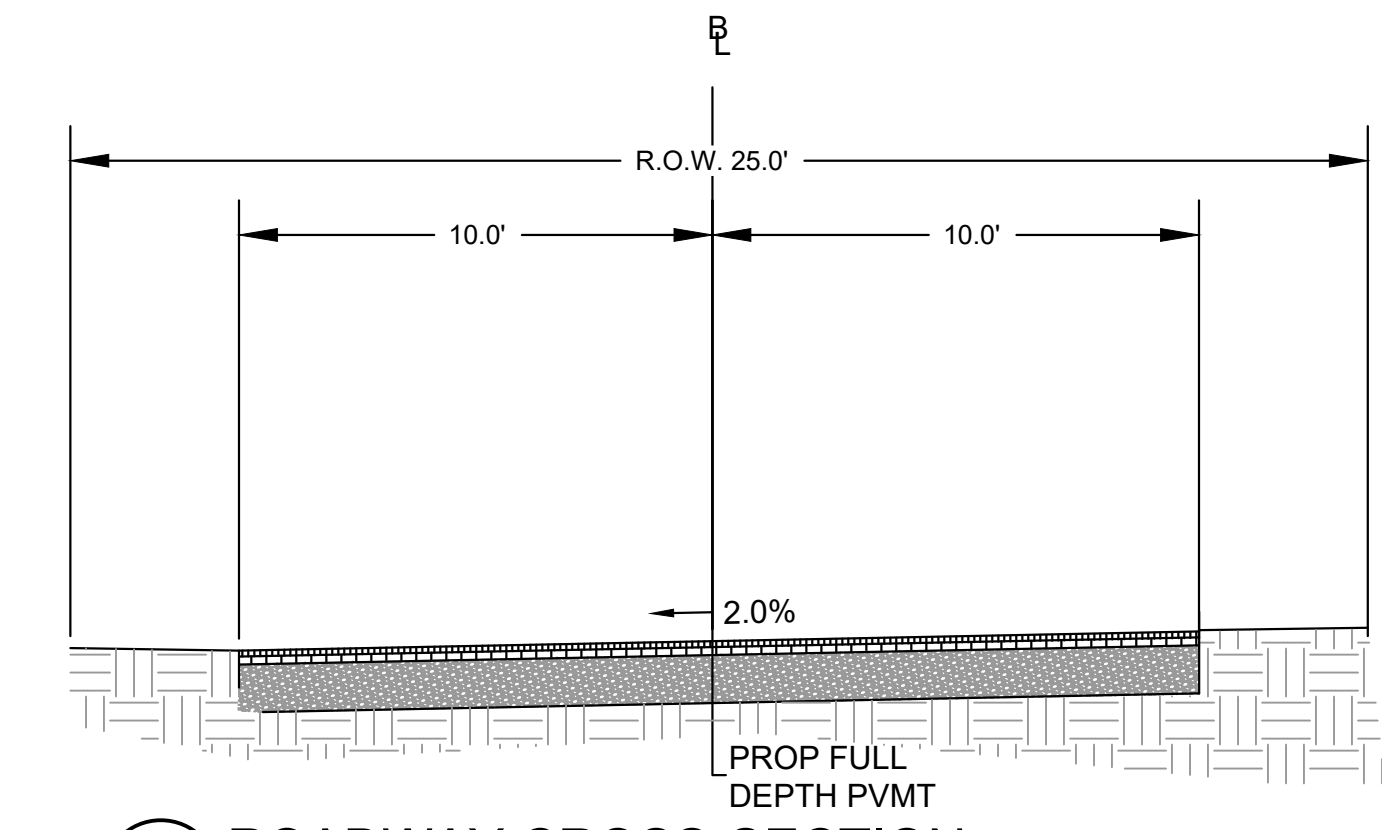
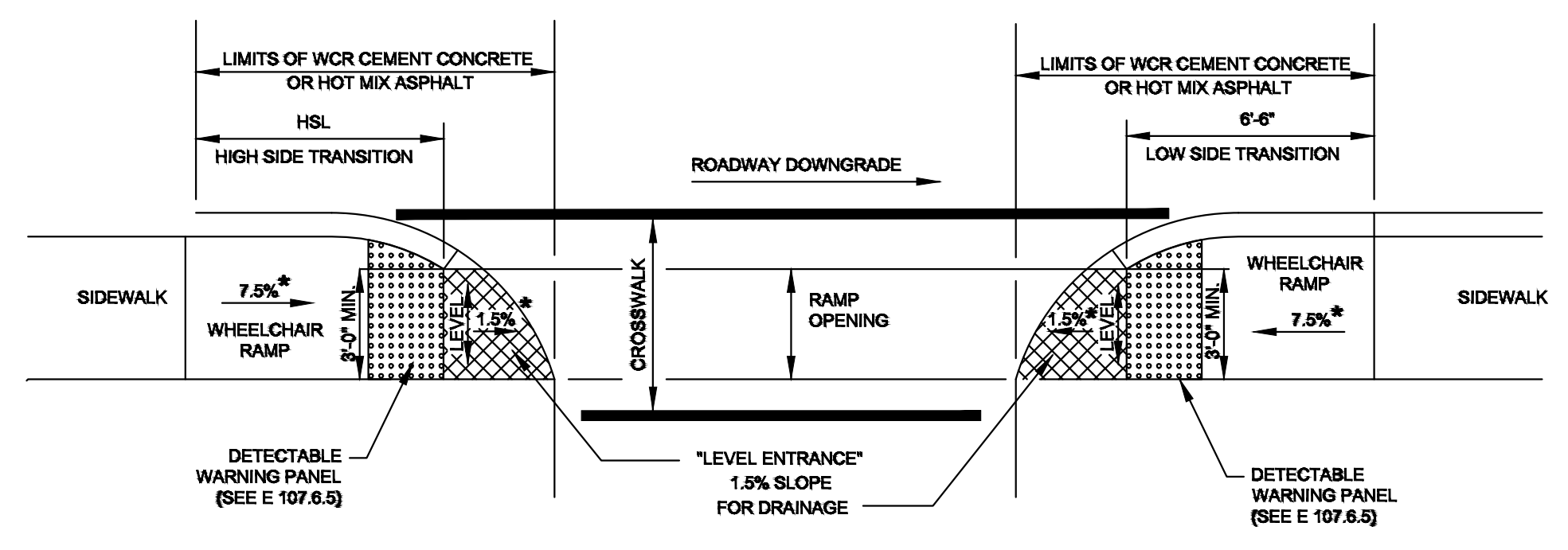
- NOTES:
- RESTRICT PASSAGE OF CONSTRUCTION EQUIPMENT THAT WILL INJURE EXPOSED OR UNDISTURBED TREE ROOTS OR OTHER PARTS OF THE TREE.
  - TREE ROOTS LOCATED LOWER THAN 10" BELOW FINISH GRADE WITHIN TREE PROTECTION WORKING AREA SHALL BE CUT ONLY IF NECESSARY.
  - PROVIDE 2X4X4' HIGH WOOD FRAME CAGE WITH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



- NOTES:
- ALL MATERIAL TO MEET FILTRESS® SPECIFICATIONS.
  - SILTSSOXX™ 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.  
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

"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.

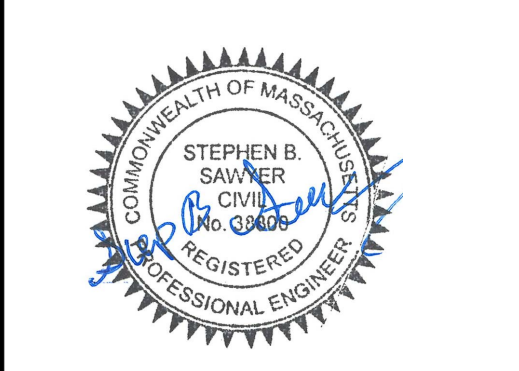
CLERK DATE

DATE

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:

CONSTRUCTION DETAILS

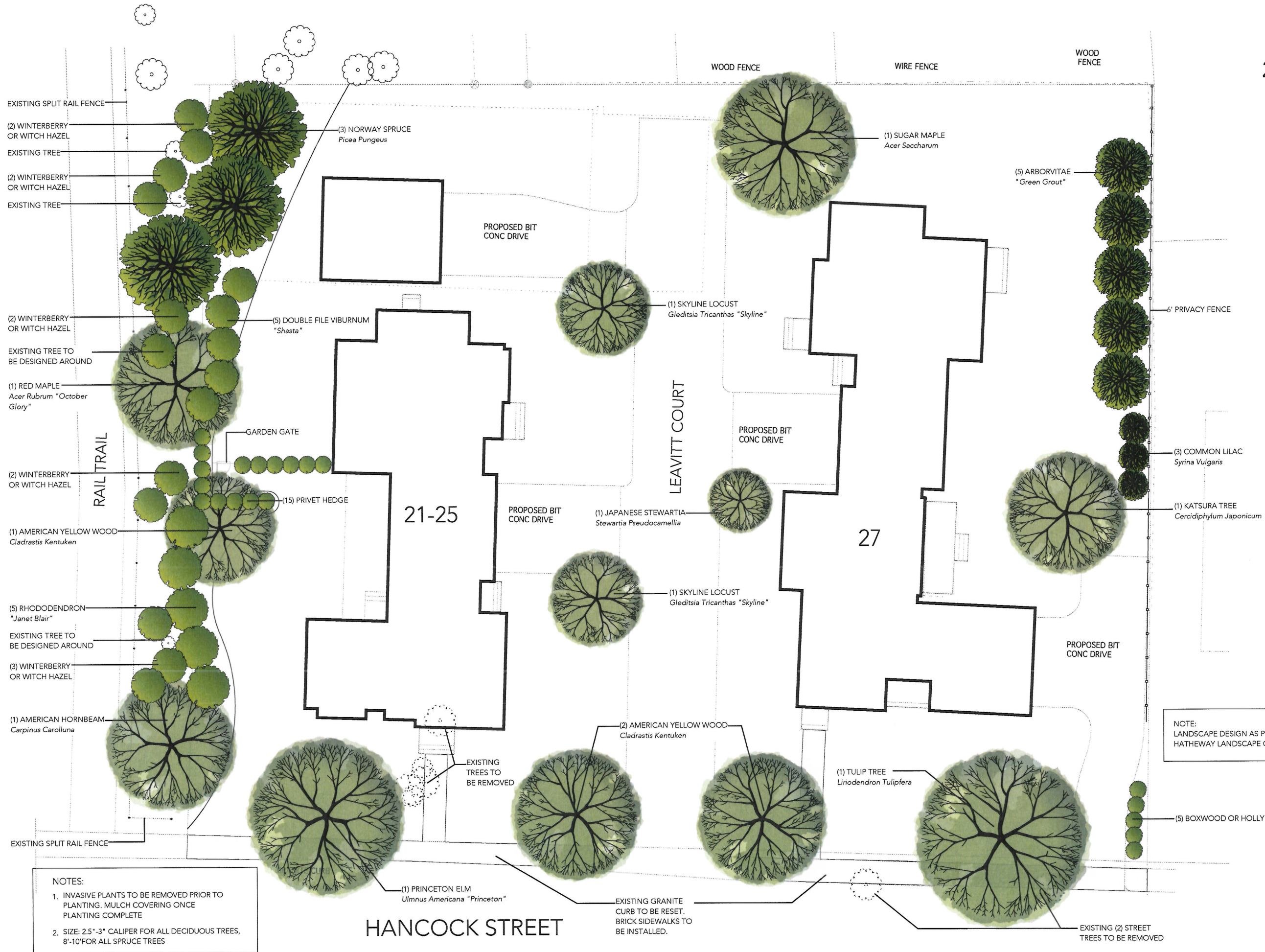
SHEET NAME:  
**D2**

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



project:  
**21-27 HANCOCK STREET**  
 Newburyport, MA  
 01950

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



title:  
**LANDSCAPE PLAN**

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

**L01**

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









**21-27 Hancock Street,  
Newburyport  
Special Permit For  
Court and Land  
Criteria**

**Criteria**

- a. Applicant applying simultaneously for subdivision approval to create Lane in order to use to satisfy frontage requirements.
- b. Leavitt Court will service three of four dwelling units in compliance with requirement that Court shall serve no more than two dwelling units/lots and lanes no more than four dwelling units/lots.
- c. The court/land access will be provided over the frontage of 21-25.



## **Criteria Continued:**

d. Owners to provide evidence they have rights either by deed or easement to the court/lane. If easement, must include:

1. That it is not used for frontage unless a subdivision is approved. Here applicant has requested Subdivision Approval.

2. City has no responsibility for the court/lane. Here Leavitt Court will be maintained as part of joint condo association responsibilities.

3. Same as 2 above re: maintenance under shared condo association responsibilities. Also 21-25 Hancock and 27 Hancock have had deeded rights to Leavitt Court since 1916 making it joint ownership.

4. Maintenance responsibilities and ownership rights will be continued through the easement and condo documents. Owners will be liable for maintenance of all shared portions of Leavitt Court.

## **Criteria Continued:**

- e. Court/lane shall not be maintained by the City and will not provide city services for it. Here, owners will have control and responsibility over Leavitt Court.
- f. Applicant will comply with requirement that a covenant shall be entered into between them and city.

**21-25 and 27  
Hancock Street,  
Newburyport  
General Special  
Permit Criteria also  
Required**

**General Special Permit Criteria:**

1. Property located in R-2 district where Court/Lane may be created by Special Permit.
2. Use is desirable to the public convenience or welfare of the City.
  - Allowance by Special Permit means City has determined use to be desirable.
  - Here, Leavitt Court already informally serves the existing buildings at 21-25 and 27 Hancock Street.
  - Formalizing will provide proper access to the lots and help with general improvements to the lots, particularly the clean up of 21-25 Hancock which abuts the Rail Trail.
3. Use will not create undue traffic congestion, or unduly impair pedestrian safety.
  - Will improve traffic and pedestrian safety. Approval is for residential use and will eliminate commercial use at 21-25 Hancock.

**21-25 and 27  
Hancock Street,  
Newburyport  
General Special  
Permit Criteria**

**General Special Permit Criteria Continued:**

4. Use will not overload any public water, drainage, sewer, or any other municipal system to extent will cause hazards affecting health, safety or general welfare.
  - Proper construction of Leavitt Court will actually improve stormwater runoff..
5. There are no special regulations for a two-family use to exist in this district.
6. Use will not impair integrity or character of the district or adjoining districts, nor be detrimental to health or welfare.
  - Removal of dilapidated structure and intrusion at 21-25 Hancock with proposed use of Leavitt Court, as improved, will not impair integrity or character of the district nor be detrimental to the health or welfare.

**21-25 and 27  
Hancock Street,  
Newburyport  
General Special  
Permit Criteria**

**General Special Permit Criteria Continued:**

7. Requested use will not cause an excess of that particular use that could be detrimental to the neighborhood.
  - Two Family Use is consistent with varied housing types in the neighborhood and surrounding area.
8. The proposed use is in harmony with the purpose and intent of the ordinance as R-2 district is second most dense residential district in the City and lot area, frontage, open space, and lot coverage are compliant with dimensional requirements.
  - The proposal actually removes a non-conforming use from the neighborhood and replaces with an allowed use with appropriate landscaping and other improvements.
9. The construction and thereafter the use will not itself create hazardous materials and transmissions.

## **Subdivision Approval**

### **21-25 and 27 Hancock Street, Newburyport Subdivision Approval**

- Leavitt Court created in 1916 and used by 21-25 and 27 Hancock for over 100 years.
- Road never formally laid out or accepted by the City, and never constructed under subdivision control law.
- Creation of road by recorded plan in 1916 would be sufficient for ANR purposes but would be required to construct the same. Chose option to do Subdivision here.

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

title:

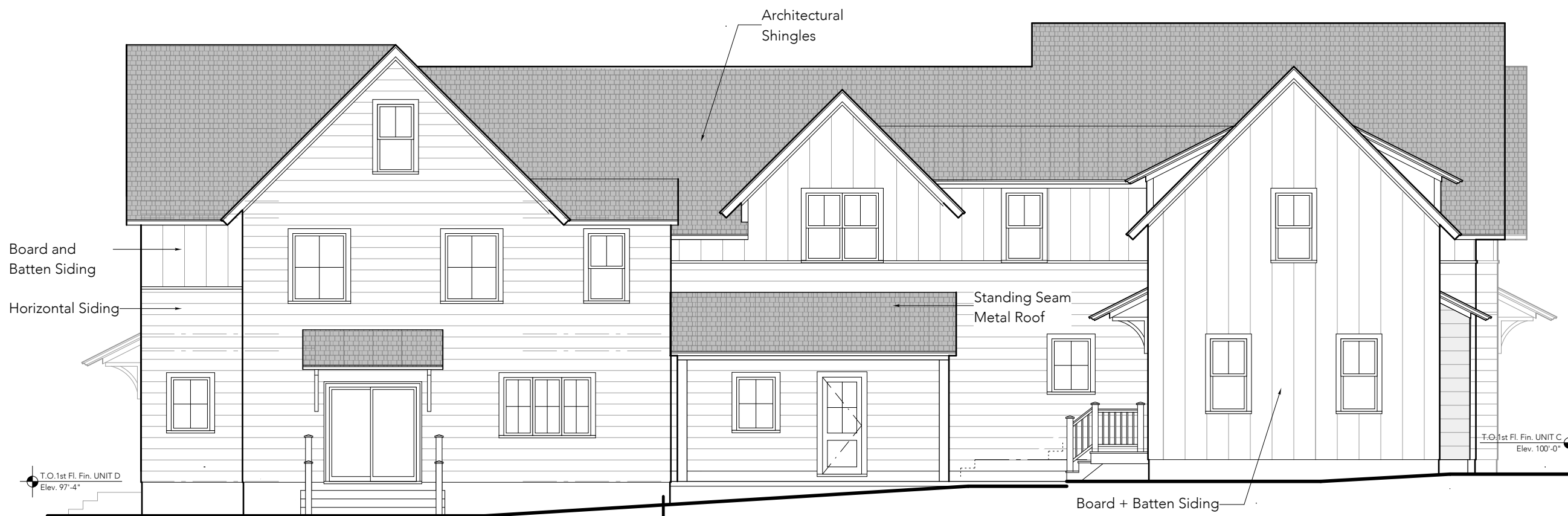
## EXTERIOR ELEVATIONS UNITS C+D

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

A09



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



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

UNIT D    UNIT C