

**Plan Review Comments  
21-27 Hancock Street  
Leavitt Court Improvements**

**Sheet T1**

The Benchmark in the Legend is designated as NA. Should be changed to specify the Benchmark used

Within the Zoning Matrix the frontage of 21 Hancock Street is listed as 96.52 feet. In the letter from MTC it is listed as 267.28 feet (bottom of page 1 of the letter) The discrepancy should be corrected.

**Sheet S1**

**Existing Conditions Plan of Land**

Although listed in the index on the cover sheet and is required as per the regulations the Existing Conditions plan is not included in the plan set. It was submitted separately.

There aren't any changes proposed in the lot lines nor are any easements proposed. A radius at the property lines at the intersection of Leavitt Court and Hancock Street should be provided or at a minimum an easement to allow for proper clearance from the proposed curb. An Easement should also be provided for the drainage overflow from the rain garden.

An additional survey sheet should be provided for this information.

**Sheet C1**

**Layout and Utilities Plan**

- A manhole rim grade or a note to match rim with pavement grade should be shown for the proposed manhole on Hancock Street.
- The proposed 8" sewer tie in to the 8 inch sewer main in the street appears to be in conflict. The invert of the new line is proposed at 26.62. which would put the top, including pipe thickness at elevation 27.3. The roadway grade at the connection above the water line is 33. If the pipe is buried with 5 feet of cover the top of the water pipe will be at elevation 28 and the bottom at 27.25. Usually with the utilities separated with less than 18 inches a concrete encasement would be required. However, because the pipes are in such a close proximity an encasement is not feasible. A test pit should be dug at the crossover location at the start of the work and elevation adjustments made as necessary. If revisions are necessary after the test pit they should be submitted to DPS.

- Sewer pipe material and type should be specified.

**Sheet C2**

**Grading and Drainage Plan**

- The grade of the proposed Leavitt Court pavement should go slightly uphill from Hancock Street to avoid stormwater flow from Hancock Street flowing into Leavitt Court and draining to the abutter's property to the rear.
- By the drainage analysis the overflow from the rain garden is shown to flow to the rail trail yet the slope for the first 60 feet of the drainage is 0.5%. That is too shallow a slope through a lawn area. More detail of the grading particularly on the north side of the rain garden must be provided as well as a swale width and slope detail behind the proposed building.

**Sheet D1**

**Civil Details**

Detail 6

Rules and regulations require excavation of sidewalks to a depth of 15 inches below finish grade. With the 2 inch brick and 2 inches of asphalt the gravel should be 11 inches

**Sheet D2**

No Comment

**Erosion Control Plan**

No Comment