



Design Consultants, Inc.

Civil Engineering  
Transportation/Traffic  
Water/Wastewater  
Land Surveying

March 31, 2021

Newburyport Planning Board  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

RE: 21-27 Hancock Street  
Peer review comment response

Dear Ms. Sontag and Planning Board Members:

We have updated the Site Plans in response to the March 29<sup>th</sup> PGC Engineering peer review letter. Please see the responses below corresponding to the provided comments. We have included the original peer review comments for ease of tracking the responses. DCI's responses are in italic font.

### **Sheet T1**

- Why is Benchmark N/A in the legend? – *Benchmark is provided as existing conditions information and a proposed condition.*
- Variances and waivers are listed on the sheet – *No response required.*

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. – *96.52 feet shown on the plan is the correct frontage.*

### **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. – *The existing conditions plan is included in the plan set.*

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. – *The back of curb falls just within the Leavitt Court Right of Way. All required easement will be included on the final plan set.*

An additional survey sheet should be provided for this information. – *A plan of land has been added to the plan set showing all lotting information. Final easement information will be provided on the final plan.*

## **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 manhole rim elevation has been added to the plan.*
- 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. – *A note has been added to the plan for coordinating the sewer and potential water conflict.*
- Sewer pipe material and type should be specified. – *Sewer pipe material now shown on plan (PVC SDR-35)*

## **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. – *The grade has been lifted sloping to gutter line from back of sidewalk line.*
- 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. – *The swale is located in a lawn area. Due to the flat nature of the site only 0.5% can be provided. It is in a gassed lawn area and if there is some slight puddling during rain events it will drain quickly given the sandy sub-soil materials.*

**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 - *We have increased the gravel base to 11 inches.*

**Sheet D2**

No Comment

**Erosion Control Plan**

No Comment

DCI is currently working on resolution to the stormwater report peer review comments including performing a test pit within the infiltration basin systems. This update will be completed to the April 7<sup>th</sup> Planning Board meeting.

We look forward to presenting the plans to the Planning Board and discuss the project in greater detail. In the meantime, if you have any questions regarding this project, please feel free to contact me at 617-776-3350.

Sincerely,  
**Design Consultants Inc.**

*Stephen B Sawyer*

Stephen Sawyer, P.E.