

project:

# 21-27 HANCOCK STREET

Newburyport, MA  
01950

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
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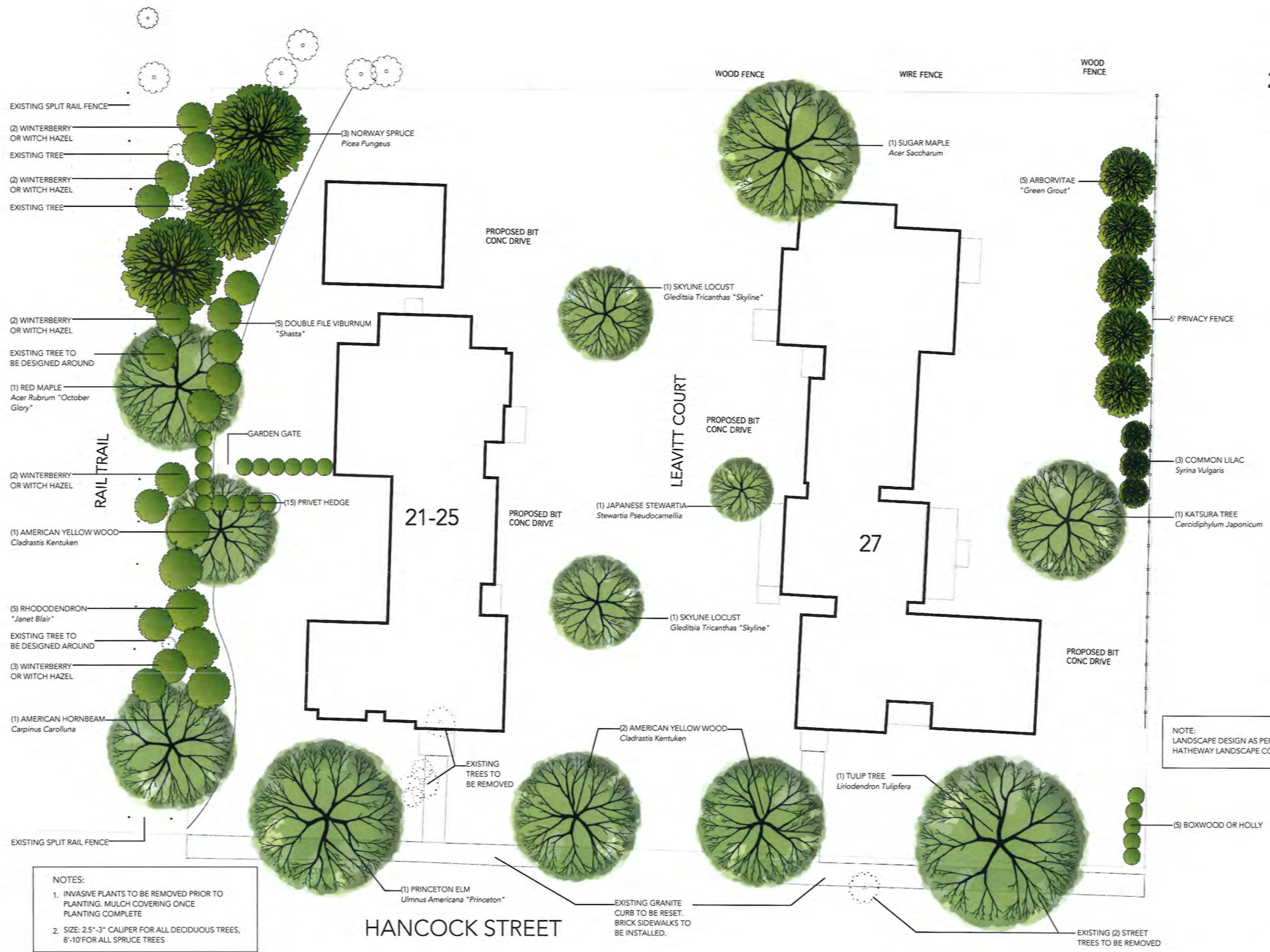
title:

## LANDSCAPE PLAN

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

4 may 2021

L01



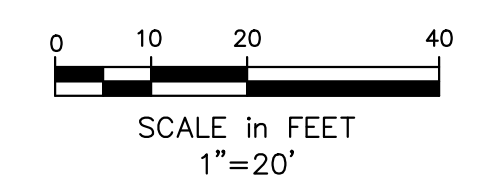
NOTES:  
1. INVASIVE PLANTS TO BE REMOVED PRIOR TO PLANTING. MULCH COVERING ONCE PLANTING COMPLETE  
2. SIZE: 2.5"-3" CALIPER FOR ALL DECIDUOUS TREES, 8"-10" FOR ALL SPRUCE TREES

NOTE: LANDSCAPE DESIGN AS PER HATHWAY LANDSCAPE CO.





HANCOCK STREET



ZONING

| 21 HANCOCK STREET        | REQUIRED<br>(INDUSTRIAL SERVICE - 607) | EXISTING<br>(INDUSTRIAL SERVICE - 607) | REQUIRED<br>(TWO-FAMILY - 102) | PROPOSED<br>(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<br>(SINGLE-FAMILY - 101) | EXISTING<br>(SINGLE-FAMILY - 101) | REQUIRED<br>(TWO-FAMILY - 102) | PROPOSED<br>(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                        | 5.7 FEET                       |
| SIDE SETBACK (R)         | 10 FEET                           | 50.7 FEET                         | 20 FEET                        | 29.1 FEET                      |
| SIDE SETBACK (L)         | 10 FEET                           | 5.7 FEET                          | 20 FEET                        | 26.3 FEET                      |
| REAR SETBACK             | 25 FEET                           | 91.1 FEET                         | 25 FEET                        | 25.6 FEET                      |
| MAXIMUM LOT COVERAGE(%)  | 25.0%                             | 5.0%                              | 25.0%                          | 23.8%                          |
| MAXIMUM HEIGHT           | 35 FEET                           | 22 FEET                           | 35 FEET                        | 25 FEET                        |
| MINIMUM OPEN SPACE       | 40.0%                             | 90.7%                             | 40.0%                          | 64.0%                          |
| MINIMUM PARKING REQUIRED | 2                                 | 0                                 | 4                              | 4+                             |

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NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 15 AND 20, 2020.

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

**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 & LEVITT 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

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

|                |     |         |     |   |
|----------------|-----|---------|-----|---|
| SCALE:         |     |         |     |   |
| HORIZ: 1"= 20' |     |         |     |   |
| VERT: _____    |     |         |     |   |
|                | 2   | 4/29/21 | EJC | UPDATED 27 HANCOCK FOOTPRINT AND DRIVEWAY LOCATIONS |
|                | 1   | 3/1/21  | EJC | UPDATED BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS  |
|                | NO. | DATE    | BY  | REVISIONS   |

|           |     |
|-----------|-----|
| 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.<br>2020-21-27HANCOCK |
| DATE: JAN 20, 2021               |
| SHEET NO.<br>1 OF 1              |