LEGEND OF SYMBOLS & ABBREVIATIONS:

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

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

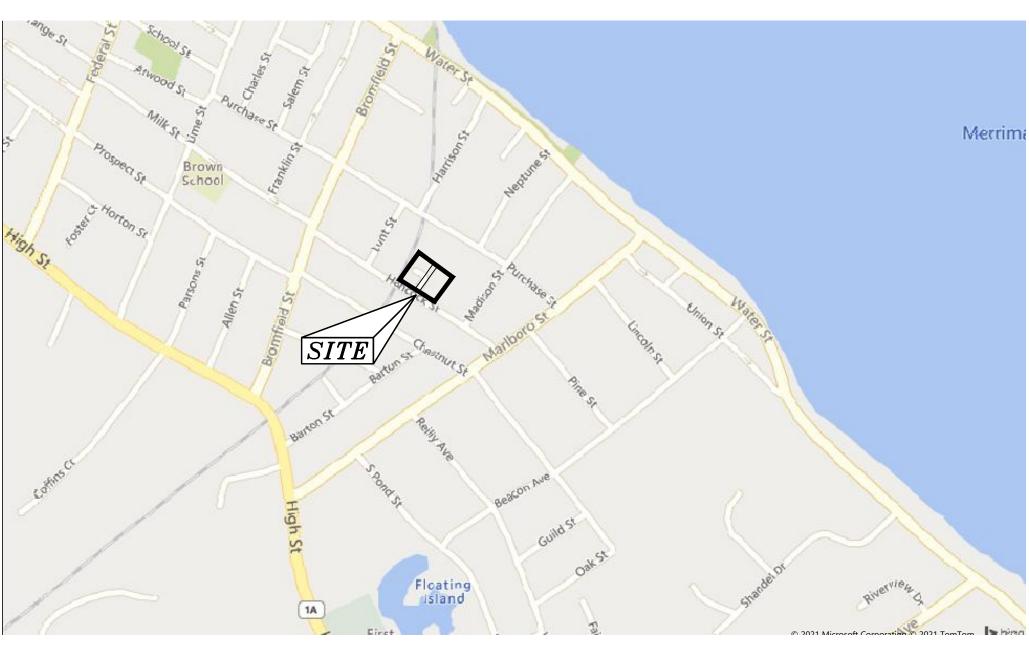
REFERENCE: BK 7229, PG 301
ASSESSORS: MAP 25, PARCEL 43

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					27 HANCOCK STREET				
	REQUIRED	EXISTING	REQUIRED	PROPOSED		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 LOTAREA	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
MINIMIUM LOT FRONTAGE	200 FEET	267.28 FEET	120 FEET	267.40 FEET	MINIMIUM 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
MAXIMIUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%	MAXIMIUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	24.7%
MAXIMIUM HEIGHT	35 FEET	12 FEET	35 FEET	25 FEET	MAXIMIUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMIUM OPEN SPACE	N/A	46.7%	40.0%	67.0%	MINIMIUM OPEN SPACE	40.0%	90.7%	40.0%	64.7%
MINIMIUM PARKING REQUIRED	?	4+	4	4+	MINIMIUM PARKING REQUIRED	2	0	4	4+

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."

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.

6.8.7 INTERSECTIONS - GRADE NO GREATER THEN 4% FOR A DISTANCE OF 75' FROM INTERSECTION; 4.8% GRADE IS PROPOSED.

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

3 PROFILE PLAN

D1 CONSTRUCTION DETAILS

D2 CONSTRUCTION DETAILS

EROSION CONTROL PLAN

L1 LANSCAPE 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

CLERK DATE

DECISION.

"PLANNING BOARD APPROVAL UNDER SHEET NAME:

SUBDIVISION CONTROL LAW "

NEWBURYPORT PLANNING BOARD

BURYPORT PLANNING BOARD

DATE: 02-17-2021

SCALE: NOT TO SCALE

NORTH



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

 5
 DPS WATER
 05/17/2021

 4
 PB/PEER REVIEW
 05/12/2021

 3
 PB/PEER REVIEW
 04/14/2021

 2
 PEER REVIEW
 03/31/2021

 1
 PLAN UPDATE
 03/19/2021

 REV
 DESCRIPTION
 DATE



TITLE SHEET

T1

SHT NO:

DR BY: GS

CHK BY: SS

PROJ NO: 20-087

DATE: 02-17-2021

